

77 01985

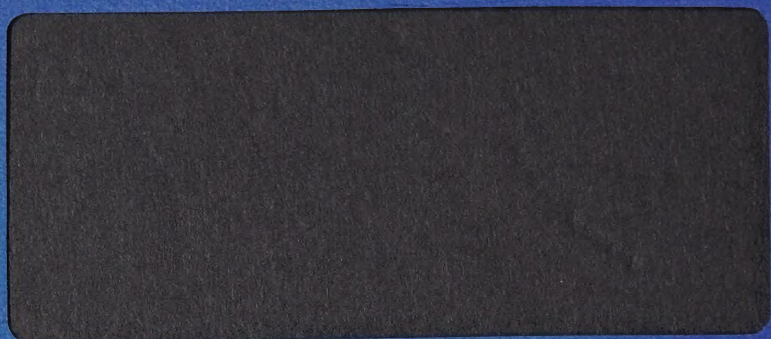
LAND USE ELEMENT

CITY OF OCEANSIDE, CALIFORNIA

INSTITUTE OF ENVIRONMENTAL
STUDIES

JUN 9 1977

UNIVERSITY OF CALIFORNIA



LAND USE ELEMENT

CITY OF OCEANSIDE, CALIFORNIA

City planning Oceanside
Land Utiliz. "

Prepared by:

Planning Department
City of Oceanside
July, 1975

Approved by:

Planning Commission
City of Oceanside
July 21, 1975
Resolution No. 75-P38

Adopted by:

City Council
City of Oceanside
August 27, 1975
Resolution No. 75-149

77 01985

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

Louis N. Lightfoot

Planning Director



Oceanside, California 92054

July, 1975

City Hall
704 Third Street
Telephone: 722-8271

Honorable Mayor & City Council
Chairman and Members of the
Planning Commission

SUBJECT: Letter of transmittal
for Land Use Element

The Planning Staff is pleased to submit for your consideration the Land Use Element of the General Plan. This Element reflects nine years of study, debate and experience with land use policy in the City of Oceanside.

This City's first Land Use Element, adopted in 1969, established development patterns within Oceanside and set forth the City's philosophy and policies for arriving at land use decisions.

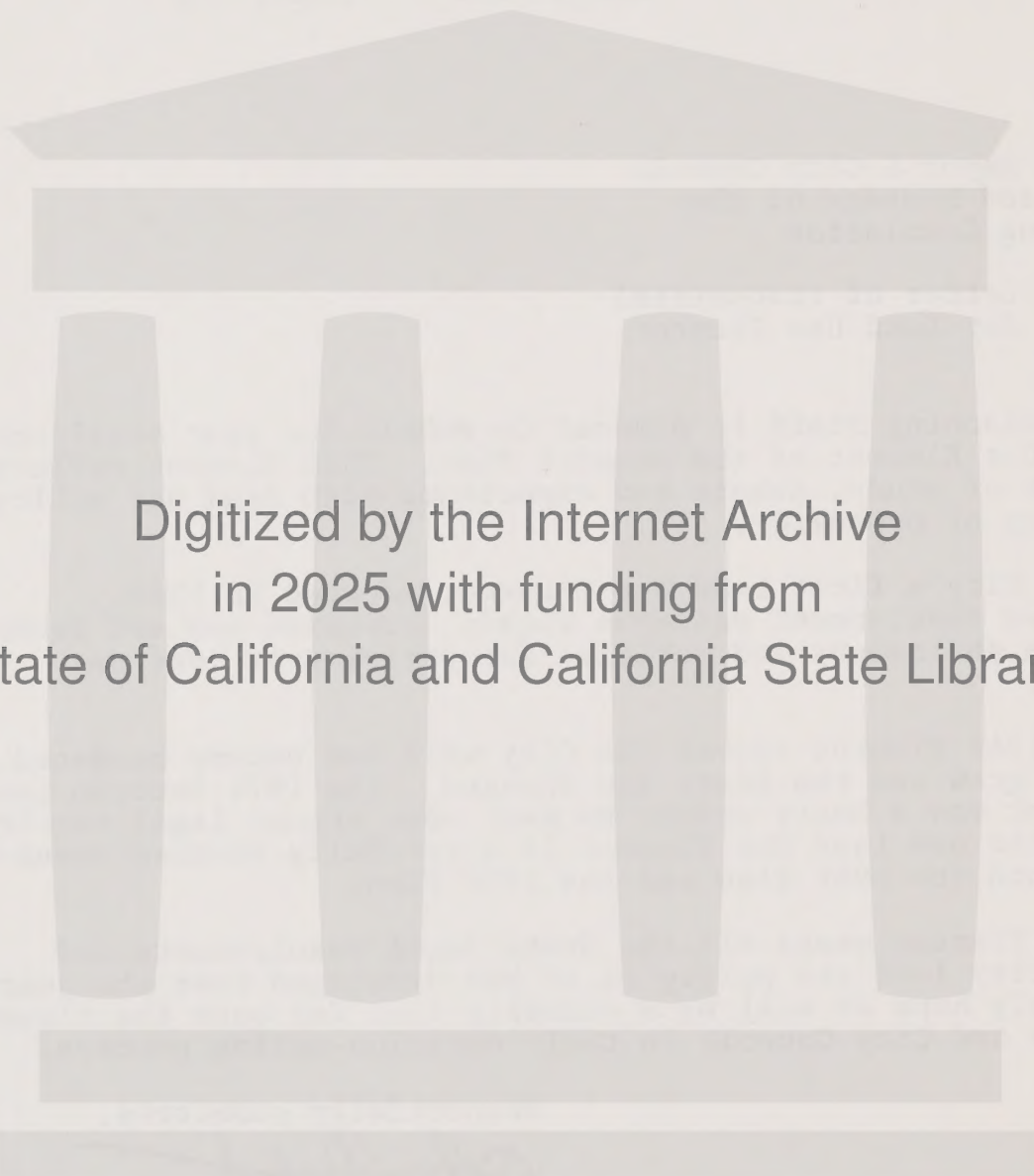
The 1969 Element served the City well but became outdated as Oceanside grew and the State law changed. The 1974 Interim Land Use Element was a hasty update to meet some urgent legal requirements. This new Land Use Element is a carefully studied amendment to both the 1969 Plan and the 1974 Plan.

This Element meets all the State legal requirements and reflects City land use policy as it has developed over the years. We sincerely hope it will be a valuable tool for both the Planning Commission and City Council in their decision-making process.

Respectfully submitted,

LOUIS N. LIGHTFOOT
Planning Director

LNL:bb



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C123320062>

City Officials

City Council

Howard T. Richardson, Mayor

John Frenzel, Vice Mayor

William D. Bell

Melvin J. Smith

Carl E. Pruitt

Lawrence M. Bagley, City Manager

Planning Commission

James E. O'Neal, Chairman

Jean E. Kreinbihl, Vice Chairman

George S. Washburn

Rayford O. Scott

Douglas M. Avis

Walter G. Ulloa

William G. Blake

Planning Department

Louis N. Lightfoot, Planning Director

Robert F. Gentles

Eitan M. Aharoni

Beverly D. Wood, Project Planner

Barbara K. Bishop

Laverne A. Duffy

Sherrie L. Stockdale

Table of Contents

Letter of Transmittal	i
City Officials	ii
Table of Contents	iii
List of Maps	iv
List of Tables	iv
Chapter 1 - Introduction	1
Authority	1
Scope	2
Relationship to Other Elements	2
History and Methodology	3
Goal	5
Objectives	5
Density and Intensity of Land Uses	7
Chapter 2 - Land Use Analysis	10
Section 1 - City Wide Analysis	10
Growth Analysis.	10
Land Use Analysis	13
Utilities	23
Section 2 - Community Analyses	29
Chapter 3 - Implementation Methods	49
Specific Plans	49
Capital Improvements Program	49
Zoning	50
Redevelopment	52
Improvement Districts	52
Subdivision Ordinance	53
Chapter 4 - Environmental Impact	55
Bibliography	67

List of Maps

<u>Map No.</u>	<u>Title</u>	<u>Page</u>
1	Territorial Growth	11
2	Sewage Drainage Areas	25
3	Planning Areas	30
-	Census Tract No. 181	32
-	Census Tract No. 182	33
-	Census Tract No. 183	34
-	Census Tract No. 184	35
-	Census Tract No. 185.01	36
-	Census Tract No. 185.02	37
-	Census Tract No. 185.04	38
-	Census Tract No. 185.05	39
-	Census Tract No. 185.06	40
-	Census Tract No. 186.01	41
-	Census Tract No. 186.03	42
-	Census Tract No. 186.04	43
-	Census Tract No. 186.05	44
-	Census Tract No. 193	45
-	Census Tract No. 194	46
-	Census Tract No. 198	47
-	Sphere of Influence	48

List of Tables

<u>Table No.</u>	<u>Title</u>	<u>Page</u>
1	Land Use Percentages	12
2	List of Major Public Buildings . . .	22
3	Land Use Designations	31
4	Zoning Consistency	51
5	General Plan Flow Chart	54

Introduction

The purpose of this study is to investigate the relationship between the use of the Internet and the use of the library. The study is based on a survey of 1000 students at a large university. The results of the survey are presented in the following chapters. The first chapter describes the methodology of the study. The second chapter presents the results of the survey. The third chapter discusses the implications of the results. The fourth chapter presents the conclusions of the study.

The purpose of this study is to investigate the relationship between the use of the Internet and the use of the library. The study is based on a survey of 1000 students at a large university. The results of the survey are presented in the following chapters. The first chapter describes the methodology of the study. The second chapter presents the results of the survey. The third chapter discusses the implications of the results. The fourth chapter presents the conclusions of the study.

CHAPTER 1

The purpose of this study is to investigate the relationship between the use of the Internet and the use of the library. The study is based on a survey of 1000 students at a large university. The results of the survey are presented in the following chapters. The first chapter describes the methodology of the study. The second chapter presents the results of the survey. The third chapter discusses the implications of the results. The fourth chapter presents the conclusions of the study.

CHAPTER 1

The purpose of this study is to investigate the relationship between the use of the Internet and the use of the library. The study is based on a survey of 1000 students at a large university. The results of the survey are presented in the following chapters. The first chapter describes the methodology of the study. The second chapter presents the results of the survey. The third chapter discusses the implications of the results. The fourth chapter presents the conclusions of the study.

Introduction

Planning and programming for the optimum use of physical resources in an effort to provide a healthful and aesthetically pleasing community environment is recognized today as one of the primary duties of government. It is also an activity of government which has received increasing notice by the public in recent years, especially in regards to use of the land, the most obvious and basic of our natural resources. In California, Proposition 20, "Coastline Initiative" of 1970, was a clear manifestation of the public mandate for government to protect and use the land wisely. Support for a state land use plan has also never been stronger.

The purpose of this report is to set forth the standards and criteria, and a physical plan based on those standards, for use of the land in the City of Oceanside.

AUTHORITY

Since 1955, the State of California has required local jurisdictions to prepare and adopt a Land Use Element. Government Code Section 65302(a) specifies that the general plan of all cities and counties shall contain:

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities

and other categories of public and private uses of the land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

SCOPE

The area of this plan's jurisdiction is the incorporated limits of the City of Oceanside and the sphere of influence as adopted by City Council Resolution 74-139 of June 26, 1974. It is understood that the policies outlined herein cannot be directly applied to those areas outside the present city limits; however, the appropriateness of planning for areas beyond the city boundaries which may significantly affect a city's planning process is recognized by Oceanside and authorized by the State of California, Government Code Section 65300.

RELATIONSHIPS TO OTHER ELEMENTS

In differing degrees, all of the elements of the general plan will contain policies or proposals which relate to the land use element. The land use and circulation elements are almost inseparably related. The nature, routing and design of circulation facilities are among the major determinants of the form of human settlement and of the use of the land. Conversely, land uses create demand for circulation facilities.

The Public Safety Element provides information and policies regarding natural and man-made hazards which need to be recognized in the Land Use Element. Together with the Environmental Resource Management Element, these elements define lands to be reserved in a natural state and other lands for urban purposes or for production of food, fiber or minerals. They define criteria and standards and identify programs needed to control the impact of man's activities on the natural environment.

HISTORY AND METHODOLOGY

The City of Oceanside first adopted a Land Use Element on February 13, 1969. This first Element was based upon a parcel-by-parcel inventory of existing land uses conducted at that time by the City Planning Department and the County of San Diego. The information obtained in this inventory was computerized and has been maintained since 1968, first by the County and, more recently, by the Comprehensive Planning Organization (CPO) of San Diego. The data contained within this report on 1975 land uses was obtained from the CPO data bank.

In 1974, under a state mandate to establish conformity between the General Plan and the Zoning Ordinance, Oceanside re-evaluated its Land Use Element. It was determined that the 1968 Plan had served the City well as an instrument for directing land use decisions, and only minor modifications were

needed in the Plan to more accurately reflect current development characteristics. An Interim Land Use Element was adopted to reflect these modifications.

General Land Use patterns and policies have, therefore, existed in Oceanside since 1969, and have been updated and amended as recently as 1974. This Element, therefore, does not attempt to develop models and alternatives for consideration, but rather accepts the established patterns and trends, and updates and modifies them to reflect current goals and concerns of the citizens and officials of Oceanside. This Land Use Element has not been studied and developed by a select group of citizens over a one or two-year study period, but rather has grown and matured over the past nine years, since the 1967 studies began for the initial Land Use Element. Through these years, public debate on land use decisions in the city has often been spirited and reflected deep concern. The goals and policies of Oceanside's Land Use Plan have often been challenged by citizens, developers, City staff and public officials, resulting in compromise, amendment and reaffirmation of the Plan over the years. There have been many influences on the development of the Land Use Plan. Among these are included the real estate boom of the late sixties and the environmental concerns of the early seventies. The Oceanside Central Business District has undergone considerable degradation in the past decade with the loss of businesses and jobs to surrounding communities, and is a major concern of the community. The recent general economic recession experienced across the country has also been a factor in this deterioration.

The 1975 Land Use Element attempts to recognize the needs and desires of the entire City of Oceanside and reflects as much as possible the requirements that have evolved as a result of ongoing efforts to improve the socio-economic environment of the City, while maintaining and protecting a balance with its natural resources.

GOAL

The goal that was formulated and adopted for the Land Use Element in 1969 was a clear statement of Oceanside's intent and policy for Land Use determination, and can be reaffirmed at this time with only minor modification. This overall goal is to:

Achieve a balance in Land Use that will assure the maximum social and economic benefits to the City and its people, recognizing that the development policies of the City must be consistent with the capabilities and requirements of private investment and initiative, and compatible with community and regional development.

OBJECTIVES

In working toward the achievement of this goal, specific objectives have been formulated for dealing with the various facets of land use decisions. Many of these objectives can be applied city-wide, however, it must be emphasized that Oceanside is a very diverse city in topography, resources, and social and economic characteristics. For this reason objectives and policies have been developed which are only meant to be applied on

a community level. The city-wide objectives are presented here as guidelines for the development of a socially, economically and environmentally viable city. Community analysis and objectives are discussed further in Chapter 2.

Economic Development: Encourage a climate for economic growth which will attract those businesses and industries necessary to insure the maintenance of a high quality of life for all City residents.

Residential Development: Actively pursue the objectives and programs of the General Plan Housing Element to plan for adequate housing assuring the health, safety and well-being of the citizens of Oceanside.

Environmental Management: Implement a program for wise utilization and preservation of our natural resources as outlined in the Environmental Resource Management Element.

Growth: Integrate future growth with the existing urban and natural environment to preserve and enhance the pattern of distinct, identifiable communities within the City.

Public Facilities: Provide adequate public facilities and services for all, including governmental agencies, libraries, parks, transportation and utilities through carefully developed City programs and systems in

conjunction with the appropriate regional agencies and investor-owned utilities.

Implementation: Examine and pursue all available operating techniques of local government as discussed in Chapter 4, including close cooperation with all regional, state and federal agencies, to insure use of the most appropriate method in encouraging, mandating, accomplishing and enforcing the policies of this Element.

DENSITY AND INTENSITY OF LAND USES

To effectively implement the stated Goal and Objectives, it is necessary to classify land uses by density and intensity. This will insure proper utilization of the land, adequate site sizes for the various uses, proper circulation, and compatibility of adjacent uses.

Generally speaking, "density" and "intensity" refer to the degree of human activity and the degree of physical improvement on the land. Density is related to land coverage, and is concerned with the height, bulk and numbers of structures in a given area. Intensity is determined by an analysis of periods of use (once a week or 24 hours a day), types of permitted uses (i.e., light vs. general industry) and the number of persons present at any given time.

Each land use can be classified in terms of high, medium, and low density and intensity. It is the intent of this Element

to provide a range of low to high intensity within each major land use classification. Similarly, the major use classifications themselves can be ranked according to the intensity of permitted uses. The following are the major land use classifications in order of increasing intensity:

1. Open Space
2. Residential
3. Commercial
4. Industrial

Within each major classification, the following categories are defined according to the particular characteristics of the land use in terms of intensity and density. Compatible zoning has been established in the City Zoning Ordinance, in conformance with these general guidelines, to further identify optimum levels of intensity and maximum allowable densities for proper utilization of the land.

1. Open Space

- A. General Open Space - parks, playgrounds, etc.
- B. Agriculture - general cultivation of crops and livestock grazing and estate-sized homes (2 1/2 acre minimum).
- C. Institutional - schools, cemeteries, churches, public utilities and disposal areas.

2. Residential

- A. Very Low - 0-3.5 dwelling units/acre
- B. Low - 0-7 dwelling units/acre

- C. Medium - 0-15 dwelling units/acre
- High - 15+ dwelling units/acre

3. Commercial

- A. Professional - offices, hospitals, government buildings.
- B. General Commercial - all commercial uses including community sized or larger commercial facilities.

4. Industrial Uses

- A. Light Industry - indoor industrial uses, minimum outdoor storage and industrial park-type development.
- B. General Industry - heavy, outdoor industrial uses.
- C. Mining - open pit mining.

CHAPTER 2

Land Use Analysis

This chapter is devoted to the analysis of land use patterns and the relationship between land use and land cover. The analysis of land use patterns is a complex task that requires a thorough understanding of the spatial distribution of land use and the factors that influence it. The analysis of land use patterns is a complex task that requires a thorough understanding of the spatial distribution of land use and the factors that influence it. The analysis of land use patterns is a complex task that requires a thorough understanding of the spatial distribution of land use and the factors that influence it.

Chapter 2: Land Use Analysis

Introduction

The purpose of this chapter is to provide a comprehensive overview of land use analysis. The chapter is divided into two main sections: the first section discusses the basic concepts and methods of land use analysis, and the second section discusses the application of land use analysis in various fields. The purpose of this chapter is to provide a comprehensive overview of land use analysis. The chapter is divided into two main sections: the first section discusses the basic concepts and methods of land use analysis, and the second section discusses the application of land use analysis in various fields.

CHAPTER 2

The purpose of this chapter is to provide a comprehensive overview of land use analysis. The chapter is divided into two main sections: the first section discusses the basic concepts and methods of land use analysis, and the second section discusses the application of land use analysis in various fields. The purpose of this chapter is to provide a comprehensive overview of land use analysis. The chapter is divided into two main sections: the first section discusses the basic concepts and methods of land use analysis, and the second section discusses the application of land use analysis in various fields.

Land Use Analysis

This chapter is divided into two sections. First is an analysis of City growth and past, present and future land use characteristics and, second, is a similar, although abbreviated, discussion for each community. For ease in data collection and analysis, the communities are coincident with the existing federal census tracts within the City. Oceanside is, in one sense, fortunate in not having been tracted until 1960, and tract boundaries, therefore, were drawn in most cases to closely follow and encompass recognized communities.

SECTION 1 - CITY WIDE ANALYSIS

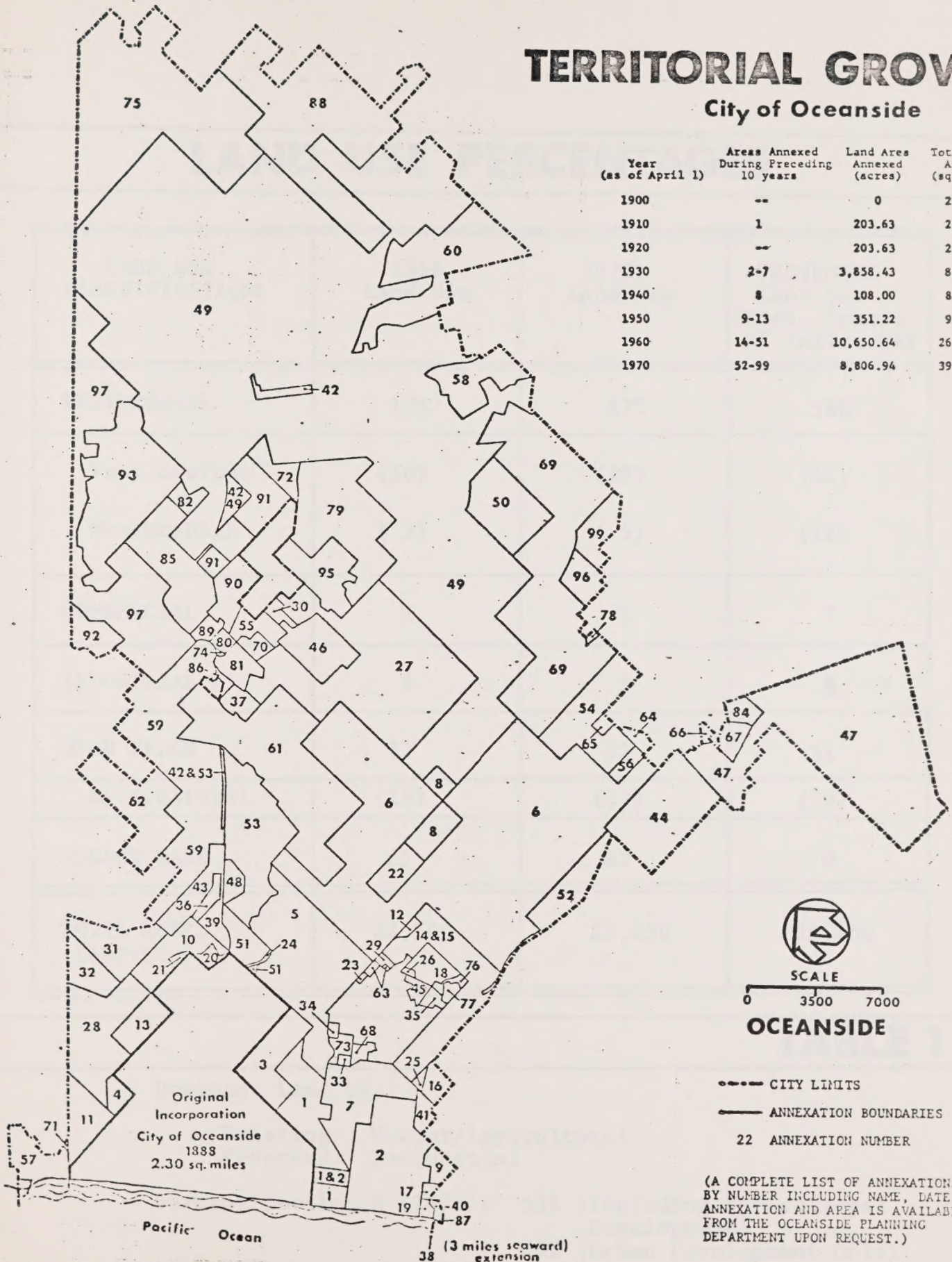
GROWTH ANALYSIS

Oceanside was incorporated in 1888, encompassing an area of 2.30 square miles. Map 1 indicates the direction and rate of land area growth to the south and east as adjacent lands were annexed. For the most part, annexations within the past decade have been of relatively uninhabited land, either vacant or in agricultural use. Development has generally closely followed annexation, except in the outlying eastern regions where extension of the urban infrastructure is presently occurring. In 1974, City Council approved the boundaries of a sphere of influence extending inland approximately 5.8 miles from the present city limits, which, if annexed, would increase the land area of Oceanside by 50 percent. Planning for this sphere of influence is discussed later in the chapter.

TERRITORIAL GROWTH

City of Oceanside

Year (as of April 1)	Areas Annexed During Preceding 10 years	Land Area Annexed (acres)	Total City Area (sq. miles)
1900	--	0	2.30
1910	1	203.63	2.62
1920	--	203.63	2.62
1930	2-7	3,858.43	8.64
1940	8	108.00	8.81
1950	9-13	351.22	9.36
1960	14-51	10,650.64	26.00
1970	52-99	8,806.94	39.77



LAND USE PERCENTAGES

LAND USE CLASSIFICATIONS	1968 Land Use	1975 Land Use	PROJECTED Land Use (Excl. Sphere of Influence)
RESIDENTIAL	13%	17%	54%
Very Low/Low	(10)	(12)	(42)
Medium/High	(3)	(5)	(12)
COMMERCIAL	1	1	7
INDUSTRIAL	4	3	8
OPEN SPACE	17	32	31
Agricultural	(13)	(27)	(19)
VACANT LAND	65	47	0
TOTAL ACRES (Approx.)	22,500	25,450	25,450

TABLE 1

Dominant Land Use:

Existing: Vacant/Agricultural
Proposed: Residential

Percent Developed (1975): 53% (Including Agricultural Development)
26% (Urban Development Only)

LAND USE ANALYSIS

Table 1 indicates the percentages of land within the city limits devoted to the various land use categories in 1968, 1975 and projected for 100 percent development within the present city limits. An abbreviated list of use categories is shown because of differences in classification systems over the years.

Residential Uses

Past residential patterns in the City of Oceanside have been predominately of single-family, detached dwelling type. Since 1970, the number of multi-family attached units, especially duplexes, has increased dramatically in the Medium-Density classification. There are signs now that the trend is reversing again in favor of the detached home. The ratio of Low Density to High Density development has historically been about 3 to 1 and is expected to increase only slightly.

Very Low Density Residential--The Very Low Density land use designation is used to describe single-family residential development generating a density of 0 to 3.5 dwelling units per acre. This density will generally reflect lot sizes of 10,000 square feet or more, although cluster or PRD development might allow smaller lot sizes. The larger lots will be located mostly in the eastern areas of the City and are expected to be used as both residential and limited agriculture.

Low Density Residential Development--Much of the housing offered in the City of Oceanside is the traditional "merchant

built," large tract subdivision. These development styles (density less than 7 dwelling units per acre) are single-family homes on lots of 6,000 square feet or more served by public streets. While this has the advantage of providing sufficient housing to meet the City's needs and affords definite economies to the purchaser, it can and has resulted in many large areas of look-alike, live-alike housing. However, due to the nature of the housing industry and its competitiveness, new techniques and approaches are being offered and should be encouraged by the City to afford the best housing possible. It is the Low Density Residential land use that has formed the backbone to Oceanside's residential pattern.

Medium Density Residential--The continued urbanization, increases in population, rising building and land costs, and limited supplies of land have placed demands upon certain areas to develop at higher densities in order to meet the demands of population growth. The medium density residential land use allows up to 15 dwelling units per acre. This density range can provide for a wide variety of housing types, including line single-family subdivisions, townhouse developments, low density apartments, garden apartments, mobile home parks, as well as developments of very low and low density. On the Land Use map, the medium density residential land use has been applied to areas as a buffer between high activity areas and conventional single-family land uses and in areas of transition, where the single-family home is being replaced by duplexes and small apartment complexes.

The economy of Oceanside has relied upon the growth of the housing industry in recent years. Many new homes have been provided but generally without the addition of employment opportunities resulting in Oceanside's becoming a bedroom community. To change this trend, efforts should be made now to attract employment opportunities into the City, especially through encouragement and utilization of the Planned Community Development in which jobs and housing may be coordinated.

High Density Residential--High density residential development should not be confused with overcrowding. If carefully planned and executed, it offers unique advantages as well as a comfortable means of living for the occupants. The density range is 15 dwelling units per acre and above, with an upper limit set by the Zoning Ordinance. It is not the intent of the Land Use Element to rule new high density development undesirable but to direct this type of housing into areas where the existing community facilities and availability of services can handle the higher numbers of people. It is the inherent responsibility of the City to insist upon good design and site planning to insure that high density residential development does not become overcrowded housing and that it is an asset to the City's urban form.

Cluster Overlay--The intent of this land use classification is to allow a limited amount of residential development for the protection of environmentally fragile areas. The term "cluster" denotes the intent to allow grouping of buildings, thus leaving large common areas that are less buildable due to homesite limitations. These limitations, such as severe slopes,

drainage, erosion hazard, shrink-swell behavior and rockiness, are identified in the Environmental Resource Management Element and were recognized to aid in open space preservation. This does not mean that areas shown as cluster development cannot develop, but rather that development can occur at the overall density shown but on a smaller portion of the land. To implement this intent, the concepts of Planned Residential Development should be applied.

Commercial Uses

Commercial land use is the most easily identifiable land use in the City, although historically it has occupied the smallest percentage of land area. People look to shopping centers and locations of large chain stores as landmarks and urban features easily remembered. Because of this and the impact of commercial development upon streets and traffic patterns, concern must be given to insure desirable locations. Unfortunately, past decisions have introduced strip commercial zoning along Oceanside's major streets. Almost every major intersection seems to have C-2 zoning, regardless of need or actual desirability.

Former City policies have also permitted "spot" areas of neighborhood commercial uses within or adjacent to established residential areas. These "spot" locations are usually zoned C-1, are less than one acre in size, and may only contain a single business. New provisions in the C-1 zone now require all newly zoned areas to be at least two acres. For these reasons, new

commercial areas are shown on the Land Use Element as centers where commercial activities are grouped and can provide a variety of uses. The smaller, existing neighborhood centers are not shown; however, their legitimacy is acknowledged, and it shall be City policy that their present zoning is consistent with whatever land use category they are located in. No extension of these present uses will be permitted unless they are located within a commercially designated area of the Land Use Element.

General Commercial--This predominant commercial land use classification is intended to provide for most of the general retail activities in the City. Shopping centers are expected to develop near population centers as they develop in outlying areas. These centers are to be predominantly neighborhood and community-oriented centers with a shift toward certain specialization in some, such as an auto sales, service centers, office centers and tourist-oriented centers.

Professional--The increase in population will provide a need for additional professional services. New areas for professional office use have been designated as Professional land use. These areas should develop with office buildings and related supporting uses. Specialized design considerations such as traffic, sewer demands, parking and public protection make it imperative that their locations be delineated as a separate category.

Industrial Uses

Industrial development within the City of Oceanside falls far below the need for a City of its size, occupying only 3-4

percent of the total land area. Oceanside has land desirable to industrial developers and has attracted some light and heavy industry. These potential sites have been shown on the Plan to hopefully double the percentage of industrial area within the City.

Mining--Oceanside could possibly attract industries based on the availability of a natural resource, silica sand. Further study of the extent of these deposits would indicate the potential for future mining operations. The Land Use Element indicates that area which is currently under conditional use permit for this type of mining.

Light Industrial--Today's industrial facilities should no longer be large, open buildings generating loud noises and clouds of black smoke. The modern industrial plants are efficient, landscaped facilities. New assembly and production techniques, as well as environmental laws, have forced industry to improve their standards of operation. The result has been the creation of large tracts of modern buildings in which products are manufactured, computers function and offices flourish in a park-like atmosphere. These changes in industrial areas have resulted in both light industrial land uses and industrial parks; the difference being that industrial parks have performance standards placed upon industries within the park. More stringent limitations are placed upon air quality, noise, water pollution, and activities outside of buildings with stronger provisions being made for setbacks, landscaping and signs. The resulting developments are

desirable and highly compatible to other land uses and should be developed in major portions of Oceanside's areas.

Not all industrial activities are compatible to the Light Industrial concept and are better suited to manufacturing areas. Such uses as ready-mix plants, brick yards, wrecking yards, large fabricating activities and very heavy industry are not as easily controllable by performance standards and present nuisances to surrounding land uses. For these reasons, careful study to locate manufacturing uses is necessary to insure protection from adverse effects. Oceanside's Land Use Element makes provision in one major area for these land uses. It is important to limit these heavy industrial uses to this area; otherwise, the disruption and environmental impacts will degrade adjacent areas.

Open Space Uses

The Land Use Element has categorized open space uses into three groups: agriculture, general open space (including parks, buffer zones, flood channels, golf courses, water recharge areas, shore lines of lagoons, parts of the beach, and part of the railroad right of way) and institutional (schools, fire stations, government buildings, utilities and the largest churches). A more detailed discussion of the City's open space and conservation program can be found in the Environmental Resource Management Element.

Agriculture--The percent of land being used for agriculture in Oceanside has doubled since 1968, due primarily to the

annexations of Morro Hills and the eastern San Luis Rey Valley. Agricultural land use in the San Luis Rey Valley, however, has steadily decreased due to the extension of the urban development eastward. Growers are being forced out of business as subdivisions develop next to their fields, resulting in higher property taxes, inclusion in improvement districts, vandalism, increased water rates, and pressure from real estate interests to develop their land. The loss of agriculturally-productive land to urban land uses are irreversible. Once an area has developed, it becomes impractical to reassemble acreage economically feasible for agricultural production. To avoid this throughout the city, the Environmental Resource Management Element and the Land Use Element call for the protection of the new agricultural areas of the city. This protection should occur as follows:

1. The agricultural area known as the Ivy Ranch and Rancho del Oro (Crystal Silica) should be formed into agricultural preserves to decrease property taxes.
2. The easternmost areas with minimum 2 1/2 acre lots should be excluded from inclusion into special improvement districts, notably sewer districts.
3. The Whelan Lake area must be protected as an ecological area and potential open space area. Agricultural land use, being both open space and productive, is shown as an interim use, with hopes that the lake can ultimately be acquired as a permanent ecological area.

General Open Space--The General Open Space category is a result of the recommendations made and adopted in the Environmental

Resource Management Element. General open space includes parks, flood channels, golf course, water recharge areas, lagoons, and linear open space and buffers.

Institutional--Due to the nature of certain specialized land uses and their purposes, they are grouped as institutional land use. Included are churches with significant site area (Mission San Luis Rey), schools, colleges, public utilities (sewer plants, San Diego Gas & Electric substations), fire stations and other government buildings. The institutional uses generally have an impact upon the identity of an area and generally have an open space character.

Table 2 lists the most significant public buildings within the City (excluding schools). The present facilities are adequate to house the various functions of City government and services. As growth continues, however, additional space will be required to serve the expanding City departments required to serve the additional populace. Three areas which should be studied further as soon as possible are:

1. Expansion of the downtown City administrative center, preferably as part of any downtown redevelopment project.
2. Addition of a branch library in the rapidly growing eastern region of the City.
3. Construction of additional fire stations upon annexation of eastern sphere of influence.

Further discussion on the existing and proposed public buildings can be found in the Education and Recreation Facilities Element and the Public Safety Element.

MAJOR PUBLIC BUILDINGS

1. City Hall
2. Administration Building
3. Police Station
4. Fire Station #1 and Water Administration
5. Fire Station #2
6. Fire Station #3
7. Fire Station #4
8. Fire Station #5
9. Library
10. Civil Defense Building
11. Credit Union
12. Airport
13. Armed Forces Y.M.C.A.
14. Community Center
15. La Salina Sewer Plant
16. Buena Vista Sewer Plant
17. San Luis Rey Sewer Plant (old-decommissioned)
18. San Luis Rey Sewer Plant (new)
19. City Yard
20. Water Yard
21. Miscellaneous buildings along the Strand
22. Pier and miscellaneous buildings

This list includes the major public buildings owned by the City of Oceanside. The City also owns various sewer and water pump stations, water reservoirs, recreational and educational facilities which are discussed in other elements of the General Plan (ERME and Recreation and Education Facilities). These facilities may be owned entirely or in part by the City.

TABLE 2

UTILITIES

This discussion will define, within very general outlines, the major problems and responsibilities of the City of Oceanside in assuring that its residents continue to receive, at equitable costs, the basic utility services that are essential to modern urban life.

The land areas necessary for the proper location of utility sites, including sewer plant, landfills and utility substations, are shown on the Land Use Element Map.

Publicly Owned Utilities

This section will deal with the wastewater reclamation project, sewage treatment and solid waste disposal facilities, owned and operated by the City of Oceanside.

The water system is discussed in the Environmental Resource Management Element of the General Plan. However, for the purpose of clarification, it is the City's policy to be responsible for the major transmission lines and terminal reservoirs that will benefit the entire city. Distribution reservoirs and distribution mains from those reservoirs are the responsibility of the neighborhoods which will benefit from the system, and are usually handled by improvement districts.

Oceanside pioneered water reclamation on a major scale in this part of the country. It has accomplished several of its intended goals. Some of the resulting benefits include:

- (1) Reduced beach pollution;
- (2) Recharge of the Lower San Luis Rey Basin; and
- (3) Halted seawater intrusion of local water supplies.

A new Groundwater Recharge Filtration System was endorsed by the Comprehensive Planning Organization (CPO) in 1973, and is currently in the design and engineering stage. Oceanside has had a grant offer to cover 80 percent of the funding on most phases of the reclamation project.

In 1969, the Utilities Report (General Plan, Document 6) identified six major sewage drainage areas in the City. These remain in effect today and include the following:

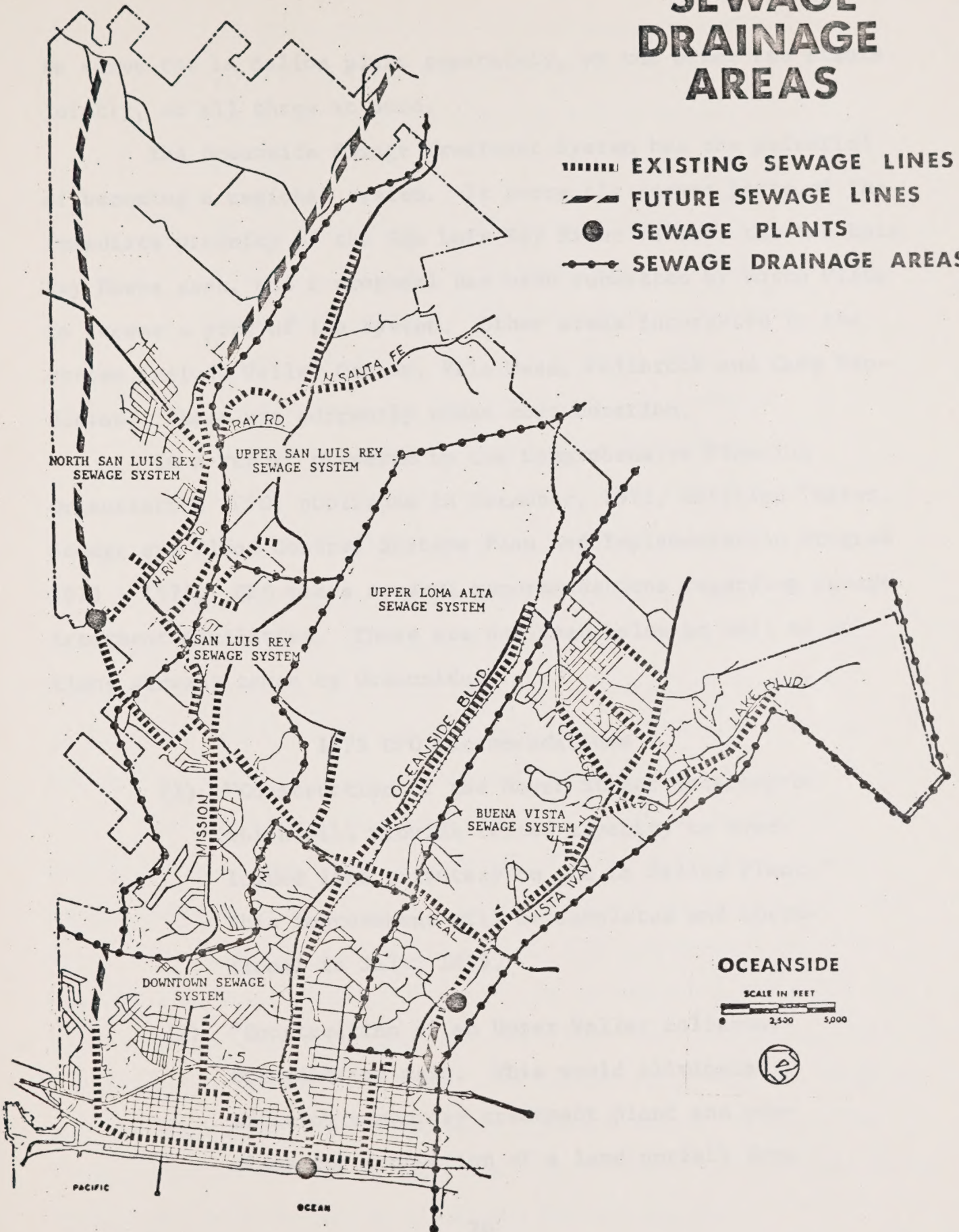
- (1) Downtown Sewage System.
- (2) Buena Vista Sewage System.
- (3) Upper Loma Alta System.
- (4) Upper San Luis Rey System.
- (5) North San Luis Rey System.
- (6) San Luis Rey System.

Map 2 shows these drainage areas and the major components of the sewer system which the City has designed to service them.

There are three plants serving these districts. The new San Luis Rey plant also handles flow from the Upper Loma Alta System (transported by gravity). Construction is also under way to provide pumping facilities to the San Luis Rey system for all sewerage in excess of the capacity of the Buena Vista Sewage Treatment Plant. Liquid sludge is disposed of in sanitary landfills, and the City also has an ocean outfall which has the ability

SEWAGE DRAINAGE AREAS

- EXISTING SEWAGE LINES
- FUTURE SEWAGE LINES
- SEWAGE PLANTS
- SEWAGE DRAINAGE AREAS



to serve the La Salina plant separately, or the other two plants jointly, or all three at once.

The Oceanside Sewage Treatment System has the potential of becoming a regional system. It currently serves parts of the immediate vicinity of the San Luis Rey River Valley, the San Luis Rey Downs area, and a proposal has been submitted by North Vista to become a part of the system. Other areas interested in the system include Valley Center, Pala Mesa, Fallbrook and Camp Pendleton. These are currently under consideration.

In a report prepared by the Comprehensive Planning Organization (CPO) published in December, 1973, entitled "Water, Sewage and Flood Control Systems Plan and Implementation Program 1973 - 1974," CPO makes several recommendations regarding sewage treatment facilities. These are outlined below as well as actions already taken by Oceanside.

1972 CPO Recommendations

- (1) "Construction of the Meyer Street interceptor which will provide relief capacity to overloaded line tributary to the La Salina Plant." This improvement will be completed and operational in July, 1975.
- (2) "Construction of an Upper Valley collector-transmission main. This would eliminate existing temporary treatment plant and provides for connection of a land outfall from

the City of Vista." This recommendation was merged with the North Valley project which has been constructed and is operational.

- (3) "Construction of an Effluent Distribution System." This project would carry reclaimed water from demineralization plant to various large industrial and agricultural users in Oceanside; lines eventually may be included in potable water system. This is presently under consideration by the proper agencies in Oceanside and is in the planning stages.

The Waste Disposal Department of the City operates 30 pieces of equipment in maintaining 5-1/2 day service to the population of Oceanside. The City is divided into five areas for residential service (one time per week pick-up, Monday through Friday) and 5-1/2 days for commercial and business accounts.

The Department operates the City landfill located at 2070 Mission Avenue under a contract with the Oceanside Unified School District. The landfill is not open to the public for dumping. The closest County dump is at Gopher Canyon in Vista. The present site has a potential capability to serve the City for the next 25 years, but the realization of these potentials would require acquisition of more land. The present site will be adequate for the next four years under existing conditions. Other sites (i.e., east of San Simeon near the Camp Pendleton border) are being considered as potential alternatives for the future.

Investor-Owned Utilities

The investor-owned utilities which serve Oceanside with electrical energy, natural gas and communications facilities each conduct independent and extensive planning studies to assure efficient service to their customers. This planning is done in close cooperation with the governmental agencies providing other services, and the extension of facilities is, for the most part, closely coordinated with other public improvements.

The City of Oceanside requires that electrical service and telephone cables into new areas and new buildings be placed underground. The desired conversion of existing overhead services to underground installations will take many years to accomplish and will be costly, but work has begun.

The City recognizes the efforts being made on the part of all investor-owned utilities to improve their public image by providing new facilities that are attractive and compatible wherever technologically feasible. Some of these necessary facilities are, unfortunately, made aesthetically incompatible by the very nature of the task they are required to perform. Electrical transmission systems are examples of such functions that are usually expressed in brutal form that have little or no aesthetic appeal, and these forms are "locked in" by a combination of economics and the present stage of technological development. It is, therefore, necessary that both the City and Utilities accept the responsibility for selecting sites for these installations that are the least damaging to the surrounding areas, and

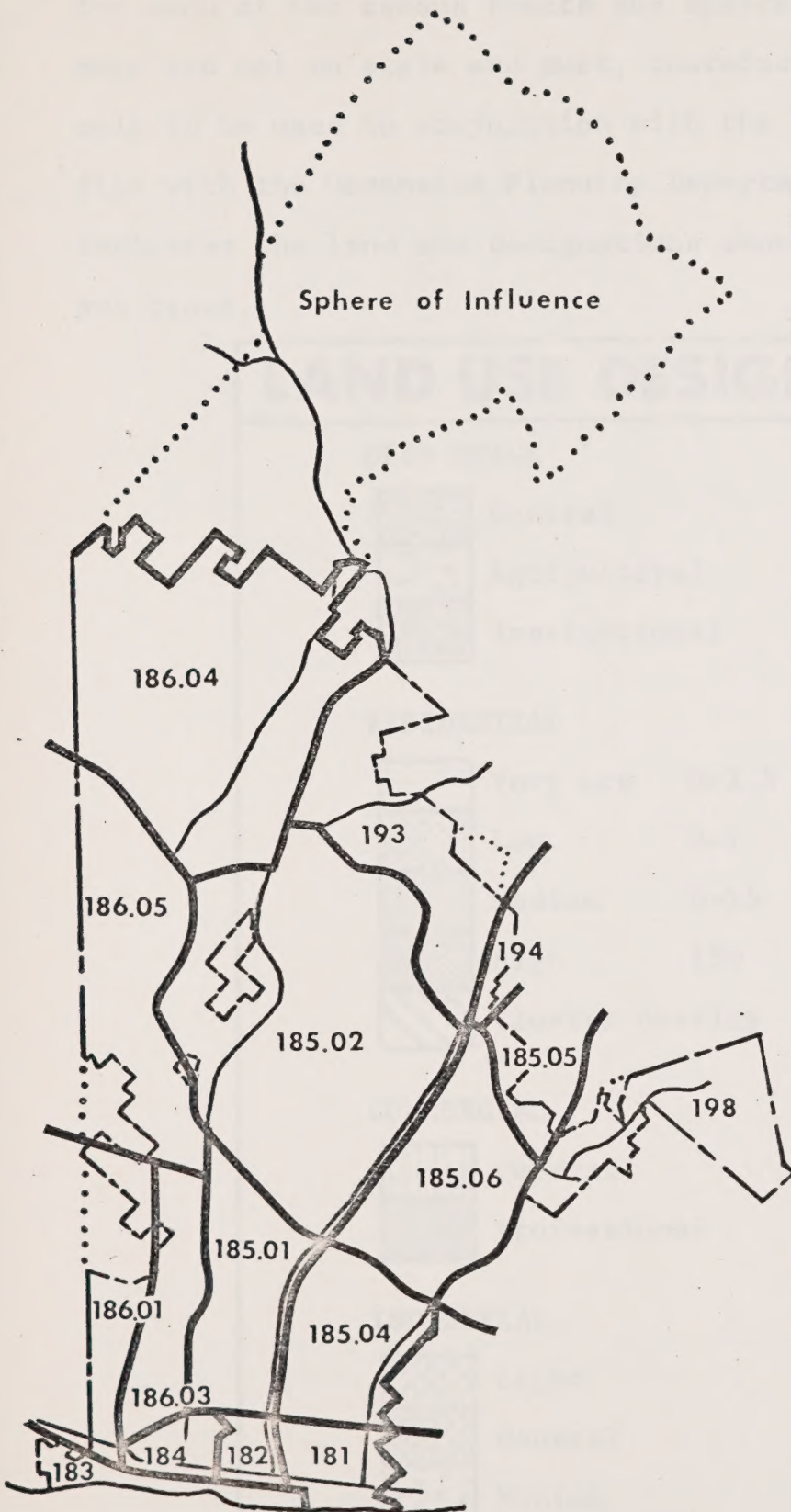
to use imagination in structural placement and landscaping that will alleviate the effect of these necessary intrusions to the greatest extent possible.

SECTION 2 - COMMUNITY ANALYSES

As was previously outlined, this chapter is divided into two sections. Section 2 is comprised of brief analyses of the various communities within the City. These communities, called planning areas, are determined by census tracts which in turn reflect existing neighborhoods or cohesive areas in use, interests and geographical features (see Map 3). The characteristics of the individual areas are analyzed in terms of dominant land use (both existing and projected), total acreage and percent developed (as of 1975). Both the trends and planning policies are discussed for each planning area in order to provide a basis for planning and development decisions in specific situations by identifying the particular characteristics of each community.

The Master Legend on page 31 codes the patterns for the proposed land uses represented on the planning area maps.

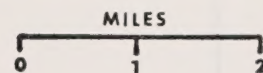
PLANNING AREAS



- CITY OF OCEANSIDE
- SPHERE OF INFLUENCE
- MAJOR STREETS
- PLANNING AREA BOUNDARIES (CENSUS TRACTS)
- 198 PLANNING AREA NUMBER (CENSUS TRACT NO.)

PLANNING AREA NO.	PLANNING AREA NAME
181	South Oceanside
182	Ditmar
183	Beach
184	Downtown
185.01	Mission Hills
185.02	South Valley
185.04	Fire Mountain
185.05	Tri-City
185.06	College
186.01	Capistrano
186.03	East Side
186.04	Morro Hills
186.05	North Valley
193	Guajome
194	Ocean-Vista
198	Lake Boulevard

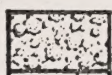
OCEANSIDE



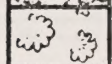
The maps of the following pages indicate future land uses for each of the census tracts and sphere of influence. These maps are not to scale and must, therefore, be considered as a guide only to be used in conjunction with the land use map currently on file with the Oceanside Planning Department. The following table indicates the land use designations shown on each individual census tract.

LAND USE DESIGNATIONS

OPEN SPACE



General

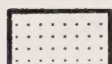


Agricultural



Institutional

RESIDENTIAL



Very Low 0-3.5 du/ac



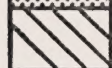
Low 0-7



Medium 0-15



High 15+



Cluster Overlay

COMMERCIAL



General



Professional

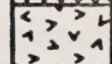
INDUSTRIAL



Light



General



Mining

TABLE 3

CENSUS TRACT NO.: 181

NAME: SOUTH OCEANSIDE

DOMINANT LAND USE:

Existing : Residential

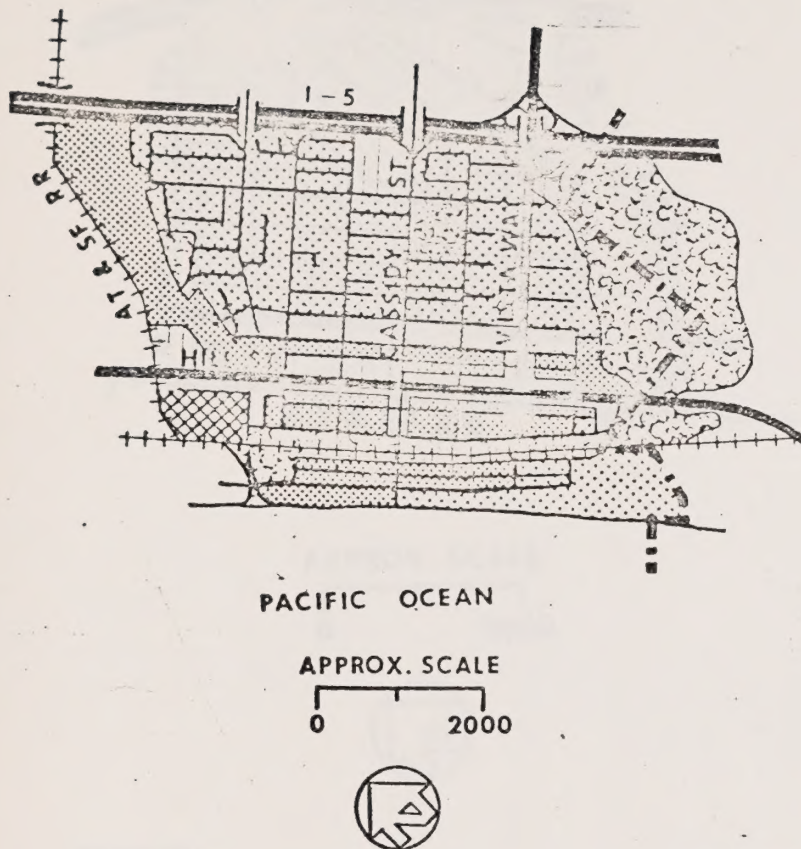
Projected: Residential

TOTAL ACRES: 620

PERCENT DEVELOPED: 90%

Urban Development: 89%

Agriculture: 1%



TRENDS:

The South Oceanside community has remained a stable, sound single-family neighborhood over the years.

POLICIES:

Prohibit any encroachment of non-residential uses into the existing residential areas, especially along Vista Way.

CENSUS TRACT NO.: 182

NAME: DITMAR

DOMINANT LAND USE:

Existing : Residential

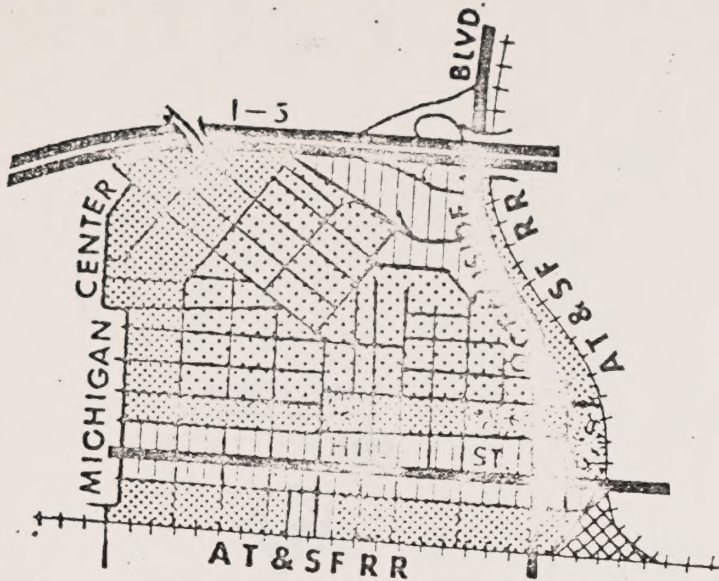
Projected: Residential

TOTAL ACRES: 439

PERCENT DEVELOPED: 76%

Urban Development: 76%

Agriculture: 0%



APPROX. SCALE

0 2000



TRENDS:

- (1) Industrial uses along the railroad and older commercial and residential uses west of Hill Street have been abandoned, resulting in an increase of vacant land and/or uses.
- (2) The residential character of the community east of Hill Street is being preserved, however, higher density development is replacing older homes, especially north of Wisconsin Street.

POLICIES:

- (1) Strengthen the commercial uses along Hill Street.
- (2) Phase out industrial uses along the railroad tract except in the vicinity of the Escondido junction. Encourage the lowering of the railroad in conjunction with redevelopment plans.
- (3) Limit the influx of high density development as shown on the plan to preserve and protect the existing viable single-family homes.

CENSUS TRACT NO.: 183

NAME: BEACH

DOMINANT LAND USE:

Existing: High Density
and Tourist

Projected: Same

TOTAL ACRES: 326

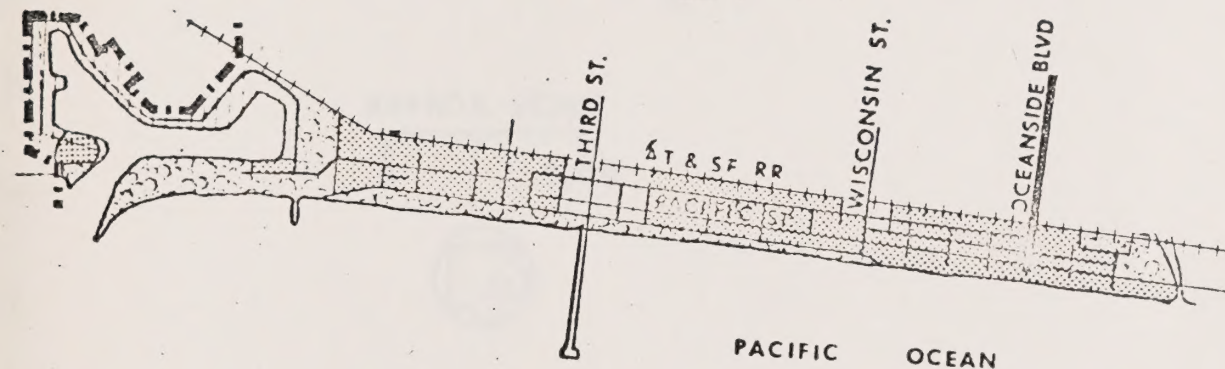
PERCENT DEVELOPED: 94%

Urban Development: 94%

Agriculture: 0%

APPROX. SCALE

0 2000



TRENDS:

Density of residential development along the beach has increased as older cottages have been replaced by condominiums, apartments and motels. The remaining older structures are generally in a deteriorating condition.

The majority of the remaining vacant land is the undevelopable mouth of the San Luis Rey River.

POLICIES:

- (1) Encourage the revitalization of the residential uses in the area, including hotels and motels, under uniform development standards, preferably through formal redevelopment procedures.
- (2) Preserve and protect the river mouth and beach (see Environmental Resource Management Element).

CENSUS TRACT NO.: 184

NAME: DOWNTOWN

DOMINANT LAND USE:

Existing: Equally Mixed

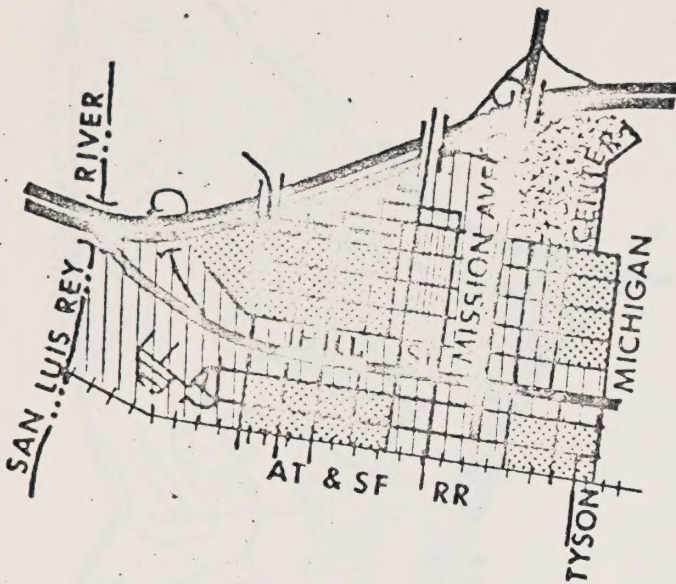
Projected: Joint Downtown
Oriented Uses

TOTAL ACRES: 308

PERCENT DEVELOPED: 80%

Urban Development: 80%

Agriculture: 0%



APPROX. SCALE

0 2000

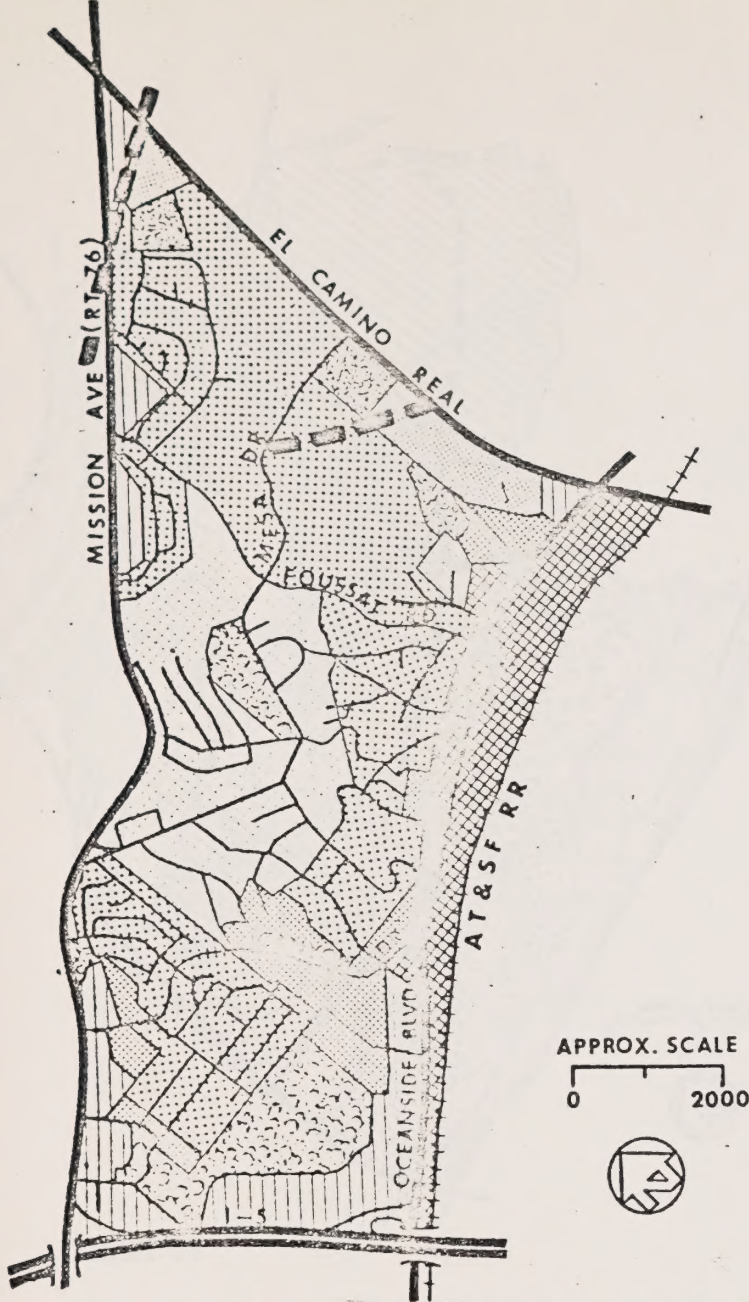


TRENDS:

The relative percentages of the different types of land uses located downtown have not changed substantially since 1968, although there are obvious areas of deterioration as well as areas of upgraded uses. Office Professional and Commercial uses have been encroaching on established Residential areas.

POLICIES:

- (1) Promote and encourage a program for the revitalization of downtown to produce an economically viable commercial center for community and tourist use.
- (2) Preserve the existing downtown residential neighborhood by adopting proper zoning to prohibit the further encroachment of business uses upon the area.



CENSUS TRACT NO.: 185.01

NAME: MISSION HILLS

DOMINANT LAND USE:

Existing : Vacant/Residential

Projected: Residential

TOTAL ACRES: 1527

PERCENT DEVELOPED: 57%

Urban Development: 57%

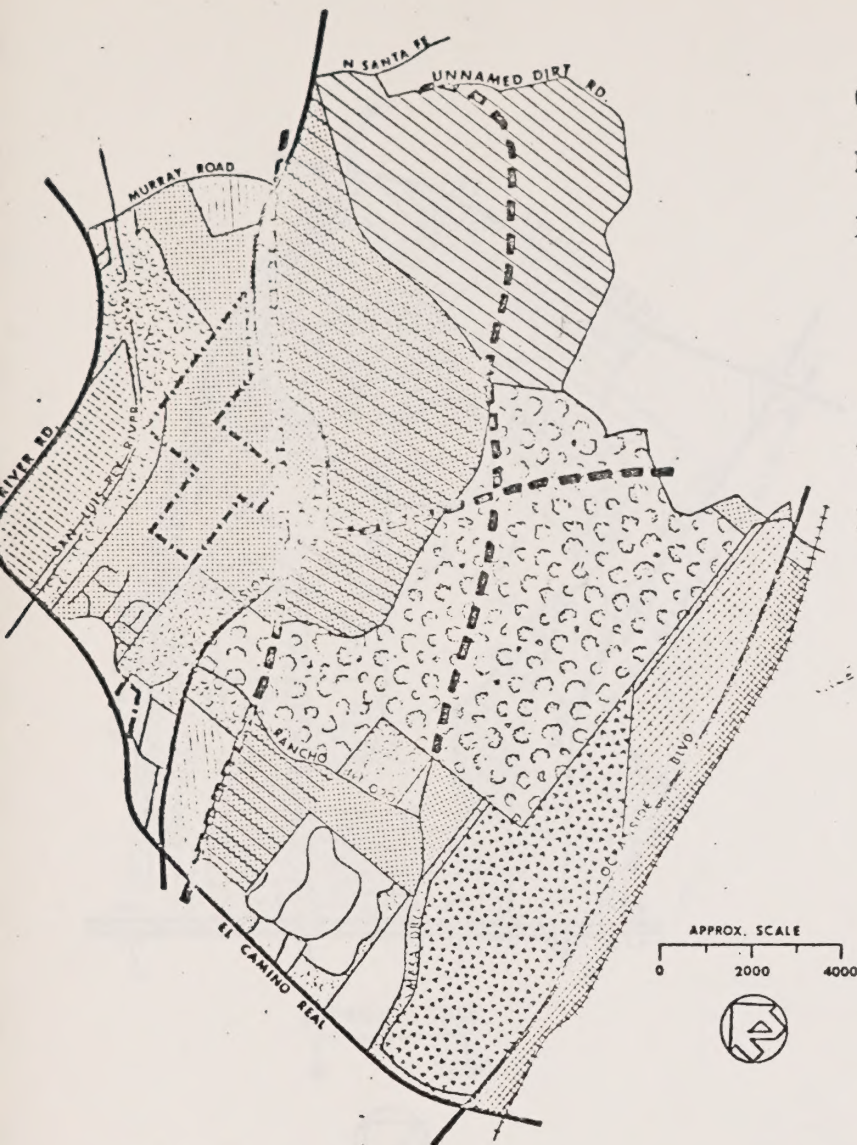
Agriculture: 0%

TRENDS:

Development of supporting commercial and industrial uses have kept pace with residential development to provide a well-balanced community. The decrease in open space is the result of the sale of excess City land for private commercial development.

POLICIES:

- (1) Maintain the low density character of the residential development.
- (2) Provide appropriate buffering between commercial/industrial areas and residential areas.



CENSUS TRACT NO.: 185.02

NAME: SOUTH VALLEY

DOMINANT LAND USE:

Existing : Agriculture

Projected: Residential
Agriculture

TOTAL ACRES: 5260

PERCENT DEVELOPED: 59%

Urban Development: 18%

Agriculture: 41%

TRENDS:

- (1) Decrease of marginal agricultural uses and the establishment of planned residential neighborhoods.
- (2) Preserve those agricultural uses that continue to be productive.

POLICIES:

- (1) Encourage the development of planned residential communities where appropriate, complete with necessary commercial and community facilities. Encourage a mix of residential densities in such projects as long as the overall density as specified on the Plan is not exceeded.
- (2) Preserve the productive agricultural uses and continue to encourage the wise use of existing natural resources.

CENSUS TRACT NO.: 185.04

NAME: FIRE MOUNTAIN

DOMINANT LAND USE:

Existing : Very Low Density
Residential

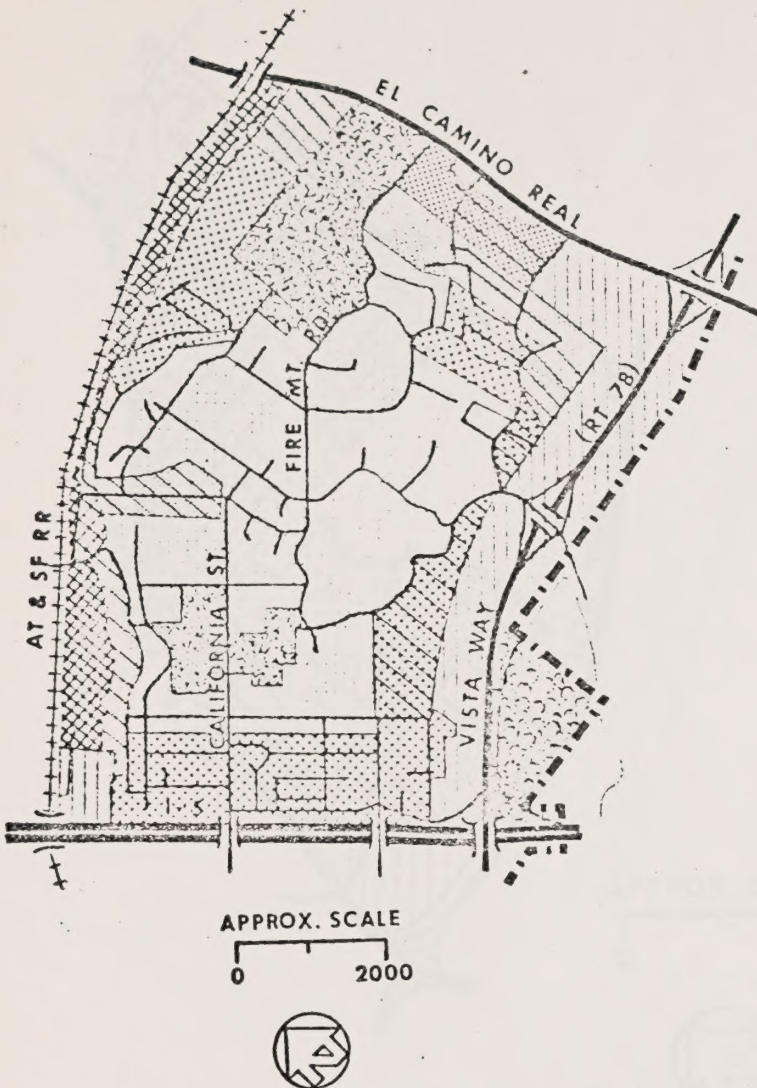
Projected: Residential

TOTAL ACRES: 1432

PERCENT DEVELOPED: 61%

Urban Development: 54%

Agriculture 7%



TRENDS:

- (1) Division of estate-sized residential lots for additional residential development, often by lot splits accompanied by variances for panhandle lots.
- (2) Development of higher density residential uses along the boundaries of the tract, especially adjacent to El Camino Real.

SPECIAL POLICIES:

- (1) Preserve the rural atmosphere of Central Fire Mountain by limiting lot size to a minimum of 10,000 square feet.

CENSUS TRACT NO.: 185.05

NAME: TRI-CITY

DOMINANT LAND USE:

Existing : Residential

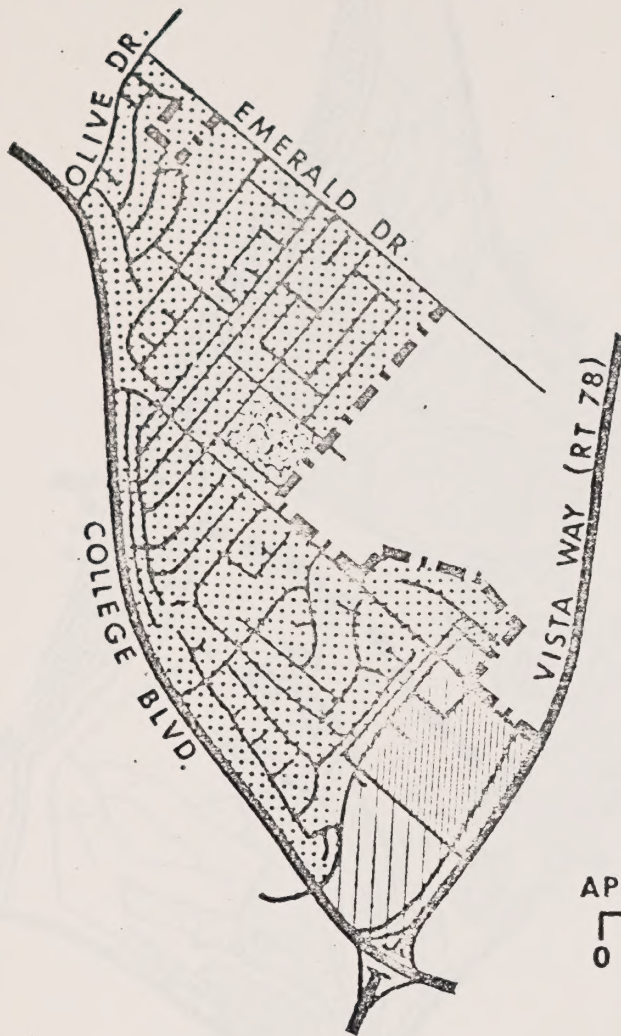
Projected: Residential

TOTAL ACRES: 473

PERCENT DEVELOPED: 95%

Urban Development: 95%

Agriculture: 0%



APPROX. SCALE

0 2000

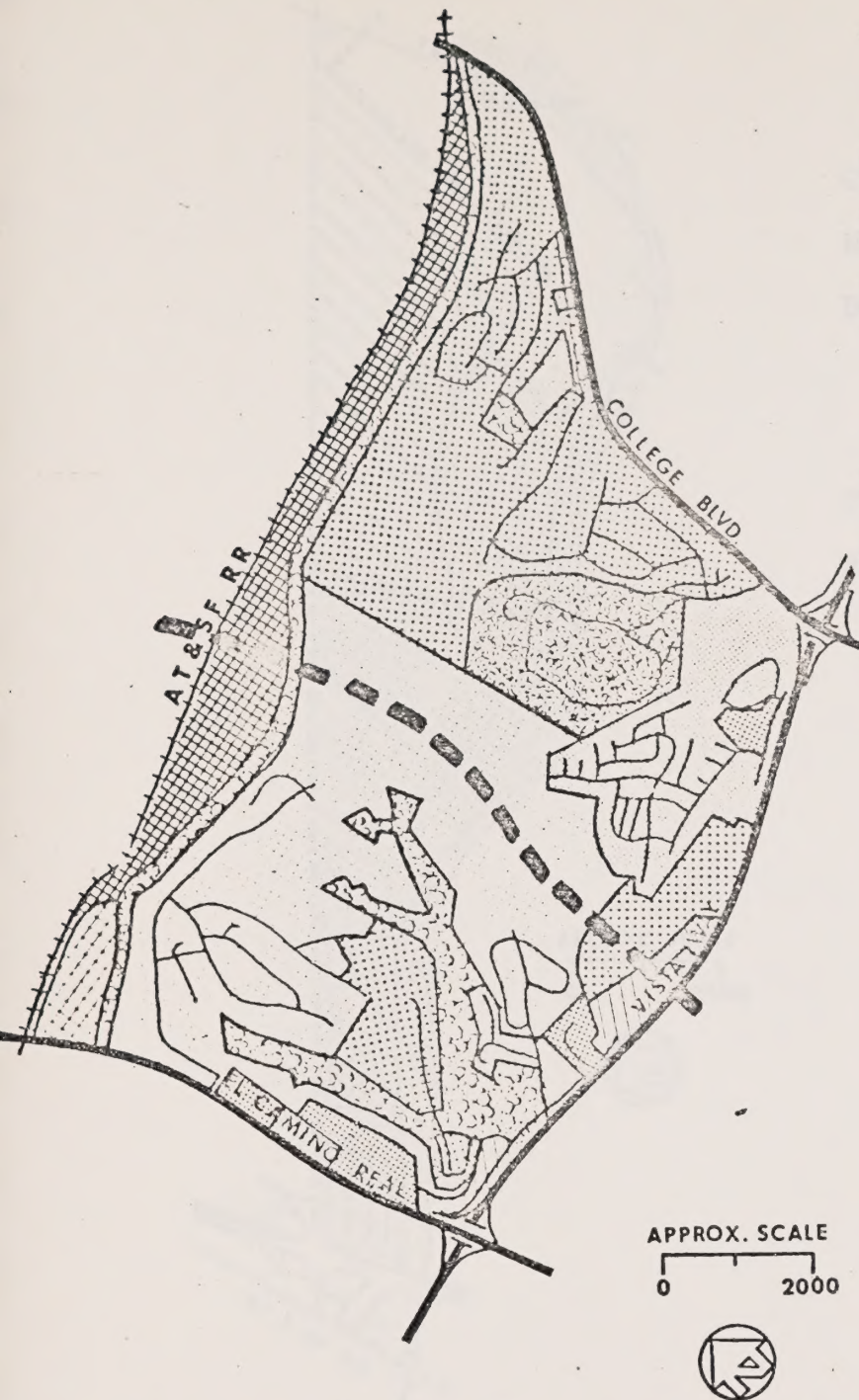


TRENDS:

Residential development of vacant land, introduction of commercial uses to support residential uses.

POLICIES:

Encourage commercial development to accommodate dominant residential uses.



CENSUS TRACT NO.: 185.06

NAME: COLLEGE

DOMINANT LAND USE:

Existing : Vacant

Projected: Residential

TOTAL ACRES: 1686

PERCENT DEVELOPED: 36%

Urban Development: 36%

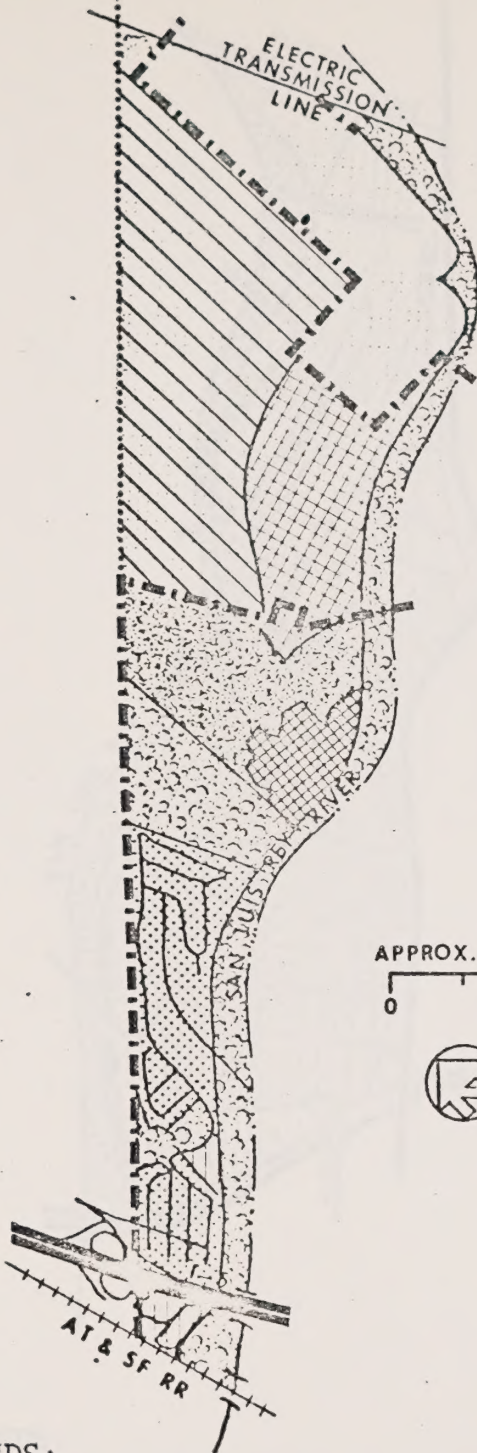
Agriculture: 0%

TRENDS:

Some residential development, but vacant land is still the dominant land use characteristic.

POLICIES:

Encourage residential development of vacant land. Allocate necessary open space for parks, services, schools.



CENSUS TRACT NO.: 186.01

NAME: CAPISTRANO

DOMINANT LAND USE:

Existing : Vacant

Projected: Open Space

TOTAL ACRES: 628

PERCENT DEVELOPED: 41%

Urban Development: 41%

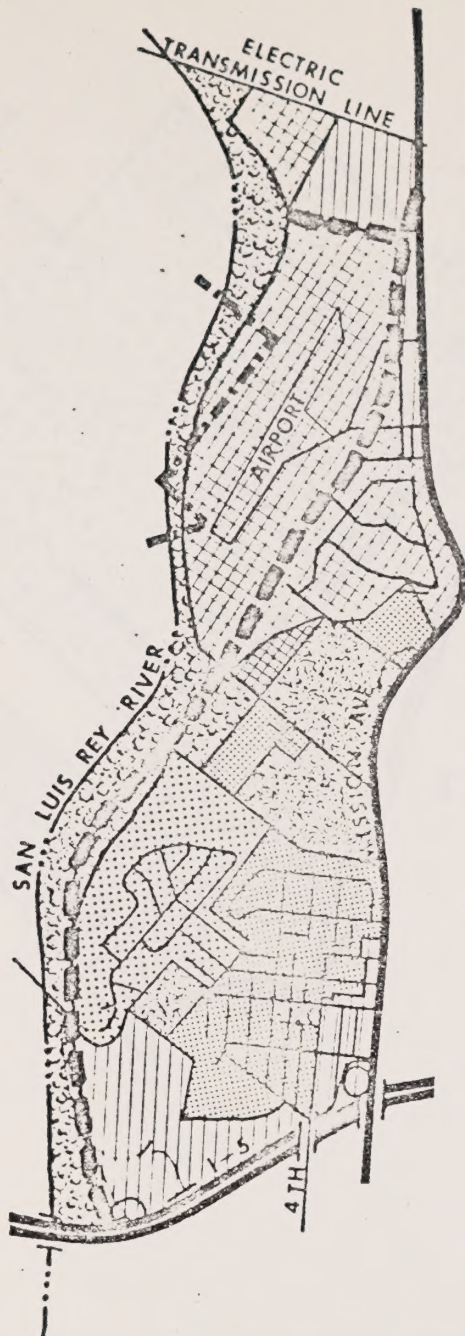
Agriculture: 0%

TRENDS:

Increased preservation of open space areas. The usable land in this area is about 90 percent developed. The remaining vacant land is either in the floodplain of the San Luis Rey River or is deeply cut and gullied with slopes in excess of 30 percent (see Environmental Resource Management Element: ERME).

POLICIES:

Encourage preservation of the unique ecological area of the "Narrows" and the river mouth (see ERME).



CENSUS TRACT NO.: 186.03

NAME: EAST SIDE

DOMINANT LAND USE:

Existing : Vacant/Residential

Projected: Industrial

TOTAL ACRES: 1129

PERCENT DEVELOPED: 50%

Urban Development: 50%

Agriculture: 0%

APPROX. SCALE

0 2000

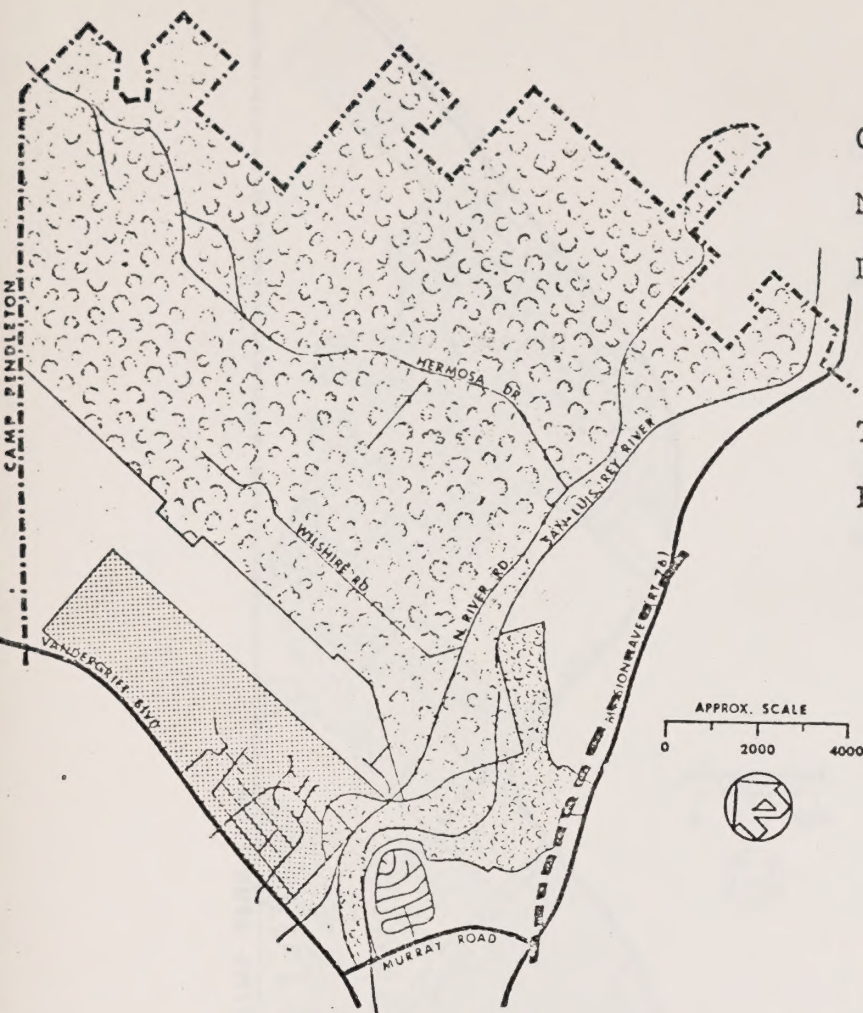


TRENDS:

None; Land Uses have remained essentially unchanged since 1968, although there has been a noticeable decline in the condition of the residential areas (see Population and Housing Element).

POLICIES:

- (1) Encourage development of clean, light industry in airport area.
- (2) Encourage the development of the necessary urban infrastructure to allow replacement of deteriorating housing with higher density low-cost units as permitted by present R-3 zoning.



CENSUS TRACT NO.: 186.04

NAME: MORRO HILLS

DOMINANT LAND USE:

Existing : Agriculture
Projected: Agriculture

TOTAL ACRES: 5267

PERCENT DEVELOPED: 50%

Urban Development: 2%

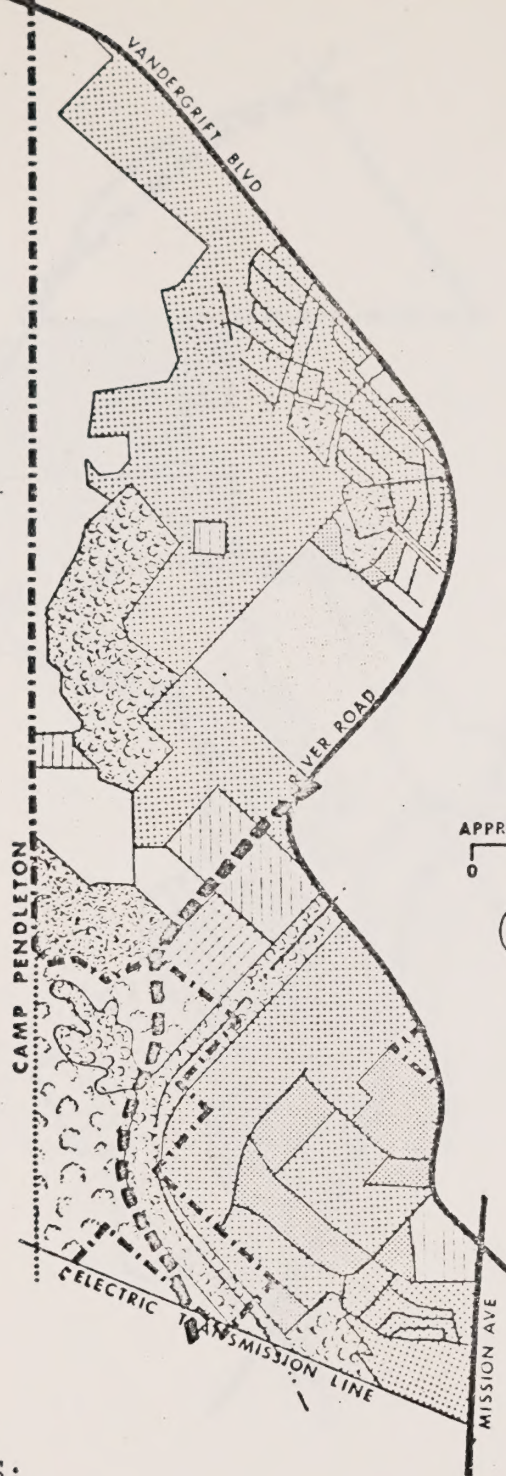
Agriculture: 48%

TRENDS:

Land uses percentages have remained essentially unchanged since 1968. Residential activity adjacent to Vandergrift Boulevard has been offset by eastward annexations.

POLICIES:

- (1) Preserve the agricultural uses in Morro Hills (see Environmental Resource Management Element).
- (2) Ensure adequate buffer areas between development adjacent to Vandergrift Boulevard and agricultural uses by requiring stepped-up lot sizes and/or open space greenbelts.



CENSUS TRACT NO.: 186.05

NAME: NORTH VALLEY

DOMINANT LAND USE:

Existing : Vacant

Projected: Residential

TOTAL ACRES: 2254

PERCENT DEVELOPED: 48%

Urban Development: 25%

Agriculture: 23%

APPROX. SCALE
0 2000

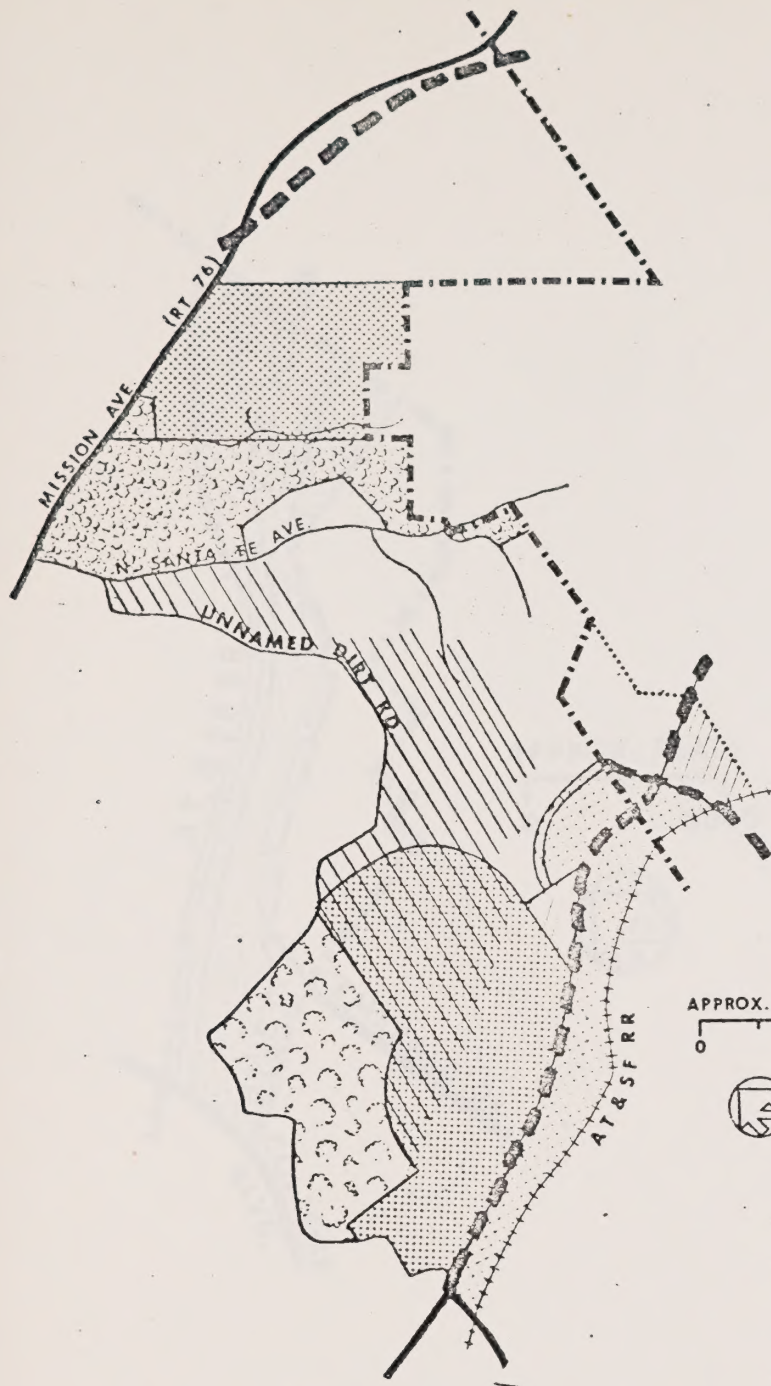


TRENDS:

- (1) Transition of vacant land to residential uses.
- (2) Development of major open space/recreation area is form of new city golf course.

POLICIES:

Ensure a well balanced mix of residential densities with supporting commercial and community facilities through proper Zoning or Master Plan adoption.



CENSUS TRACT NO.: 193

NAME: GUAJOME

DOMINANT LAND USE:

Existing : Vacant

Projected: Residential

TOTAL ACRES: 2259

PERCENT DEVELOPED: 36%

Urban Development: 6%

Agriculture: 30%

TRENDS:

Land uses have remained essentially unchanged since 1968.

POLICIES:

Ensure the preservation of the Guajome Park area as a scenic and open space resource by limiting adjacent residential densities and by close review of subdivision and development plans for compatibility of architectural and site design.

CENSUS TRACT NO.: 194

NAME: OCEAN-VISTA

DOMINANT LAND USE:

Existing : Vacant

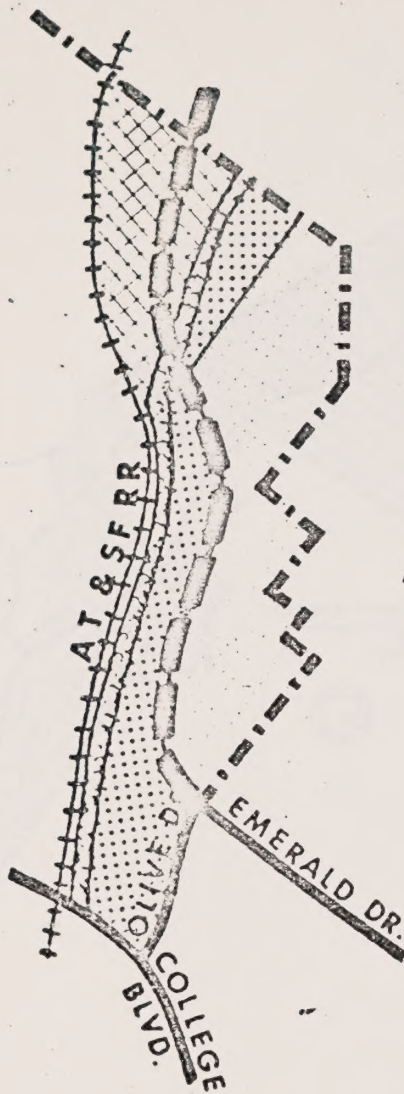
Projected: Residential/
Industrial

TOTAL ACRES: 100

PERCENT DEVELOPED: 0%

Urban Development: 0%

Agriculture: 0%



APPROX. SCALE

0 2000



TRENDS: None

POLICIES:

- (1) Ensure residential densities are compatible to those in bordering jurisdictions.
- (2) Ensure residential areas are properly buffered from adjacent industrial uses.

CENSUS TRACT NO.: 198

NAME: LAKE BOULEVARD

DOMINANT LAND USE:

Existing : Vacant

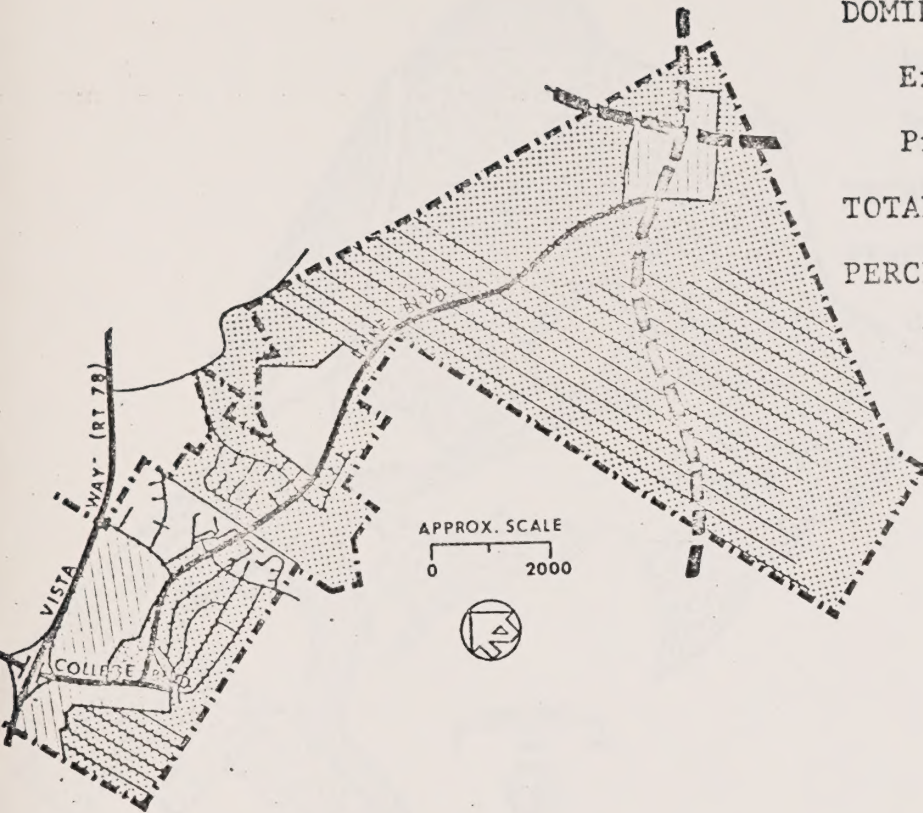
Projected: Residential

TOTAL ACRES: 1509

PERCENT DEVELOPED: 14%

Urban Development: 14%

Agriculture: 0%



TRENDS:

Agricultural uses in the area have ceased as land is readied for development.

POLICIES:

Plan for and encourage viable residential neighborhoods with a mixture of housing types and the necessary supporting commercial and public facilities.

SPHERE OF INFLUENCE

NAME: SAN LUIS REY DOWNS

DOMINANT LAND USE:

Existing : Agriculture

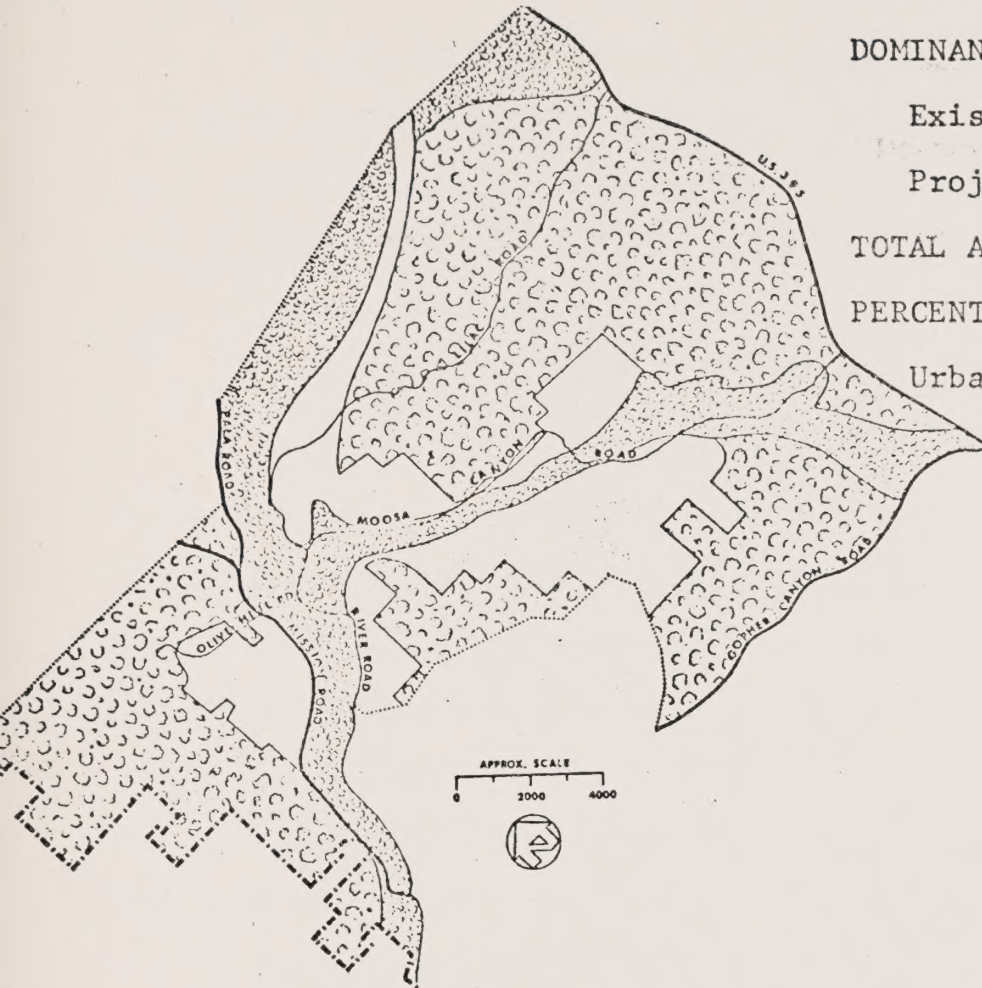
Projected: Agriculture

TOTAL ACRES: Approx. 13,400

PERCENT DEVELOPED: N/A

Urban Development: N/A

Agriculture: N/A



TRENDS:

The Land Uses shown for the Sphere of Influence are those which have been adopted by the County of San Diego. The area is primarily agricultural with one major development, San Luis Rey Downs, approved by the County.

POLICIES:

The purpose of including the Sphere of Influence with Oceanside Land Use Element is to allow the City to begin considering requests from property owners in the area for annexation. Changes in the land uses shown will be considered upon application from the property owners or if additional staff study indicates changes are warranted. Annexations, however, can proceed under the uses shown upon determination of consistent zoning.

Implementation Methods

The implementation of a system is a complex task that involves many factors. It is not enough to simply design a system; it must also be implemented correctly. This chapter discusses the various methods used to implement a system, including the use of prototypes, the use of a test plan, and the use of a user manual.

PROTOTYPING

Prototyping is a method of implementation that involves the creation of a small-scale model of the system. This model is used to test the system and to gather feedback from users. There are two main types of prototyping: low-fidelity and high-fidelity. Low-fidelity prototyping involves the creation of a simple model that is used to test the basic functionality of the system. High-fidelity prototyping involves the creation of a more detailed model that is used to test the system's appearance and usability.

Another method of implementation is the use of a test plan. A test plan is a document that describes the tests that will be performed on the system. It includes the test cases, the test data, and the expected results. The test plan is used to ensure that the system is tested thoroughly and that any problems are identified early.

CHAPTER 3

IMPLEMENTATION METHODS

The implementation of a system is a complex task that involves many factors. It is not enough to simply design a system; it must also be implemented correctly. This chapter discusses the various methods used to implement a system, including the use of prototypes, the use of a test plan, and the use of a user manual.

Implementation Methods

The implementation of the Land Use Plan can be accomplished in several ways. Some of the available methods are outlined in the following paragraphs and should be applied, as appropriate, to achieve the goal of the Land Use Element.

SPECIFIC PLANS

Specific Plans, as authorized by Article 16 of the Zoning Ordinance, may be prepared for the systematic execution of the General Plan. The scope, content, review and administration of the specific plans are explained in this article and detailed in the Zoning Ordinance. The purpose of a Specific Plan is to refine the General Plan by the formulation of specific recommendations, legislation, regulations or programs in order to guarantee the implementation of the General Plan.

Any adopted specific plan relating to Land Use matters, especially those which further regulate densities in residential areas, will be noted on the Land Use Element Map. Adoption of specific plans to provide for a mix of residential densities and dwelling types without exceeding the maximum overall density shown on the plan will be a primary tool for ensuring the development of well balance communities in Oceanside.

CAPITAL IMPROVEMENTS PROGRAM

The formulation of a Capital Improvements Program is another option for the implementation of the Land Use Plan. This

method has several beneficial effects for the City. A five or ten year plan would facilitate efficient management of available funds for various improvement programs and, through a review and analysis of the individual projects, provide greater coordination among the many local, state and federal agencies responsible for project development and funding. This would result in equitable distribution, efficient scheduling of projects and resolution of related problems in the early planning stages.

ZONING

Zoning regulations provide the most effective tool for the immediate implementation of the Land Use Plan. Section 65860 of the California Government Code calls for "consistency of zoning with the General Plan." This means that the various land uses authorized by the Zoning Ordinance must be compatible with the objectives, policies, general land uses and programs defined by the General Plan. To further clarify the term "consistency" between the Zoning Ordinance and the General Plan, it should be understood that the Zoning Ordinance has an immediate force and effect on each parcel of land; and the General Plan, especially the Land Use Element, is a document of long-range public policy, and it is intended to guide the Planning and legislative bodies in proper land use and zoning decisions.

The Zoning Ordinance, current and precise, reflects the existing phase of land development but should gradually follow the General Plan into the future in relation to timing and sequence

ZONING CONSISTENCY

General Plan Land Uses Zones	Very Low Res. 0-3.5	Low Res. 0-7	Medium Res. 0-15	High Res. 15+	Cluster	General Comm.	Professional	Mining	General Ind.	Light Ind.	General Open Sp.	Agriculture	Institutional	Remarks
F	X	X	X	X	X	X	X	*	X	X	X	X	X	Applied where necessary for public safety
O	X	X	X	X	X	X	X	*	X	X	X	X	X	Allows for open space preservation where desirable
RA	X	X	X	X	X	X	X	*	X	X	X	X	*	Holding zone
A2½	3	3	3	3	3	3	3	*	3	3	3	X	*	Can serve as holding zones: See Note 3
A5	3	3	3	3	3	3	3	*	3	3	3	X	*	
A20	3	3	3	3	3	3	3	*	3	3	3	X	*	
SP	X	1*						*					*	
R1	1	X	X	X	2			*					*	
PRD	1	X	X	X	X			*					*	
R2	1	1	X	X	2			*					*	
R3	1	1	1	X	2			*					*	
RT				X				*					*	Special tourist oriented uses
RC						X		*					*	
PC						X	X	*					*	
OP				*		X	X	*					*	
C1						X		*					*	
C2				*		X		*					*	
IP								*	X	X				
M-1								*	X	X				
M-2								*	X					
PCD	1	1	1	1	2	X	X	*	X	X	X	X	*	Allows all land uses - master plan required

- No mark - Inconsistent (zone not allowed in that land use category)
 X - Consistent by definition of zone restrictiveness (Section 301)
 * - Consistent with CUP or special approval (Article 15)
 1 - Subject to density limit as shown on General Plan
 2 - Development plan must show cluster development
 3 - Consistent when serving as holding zones in outlying areas

TABLE 4

of uses. The transition of areas shown on the Land Use Plan as High Density Residential may currently be zoned and used as Agriculture in an area where urban development may be ten years away. Therefore, the current zoning should not be changed until such time as it is determined that a different zoning is appropriate and consistent with the General Plan. It also means that areas which now have less restrictive zoning and are shown on the General Plan as a more restrictive land use should be changed to zoning that reflects the more restrictive use; for example, a C-2 zoned parcel of land used as Medium Density Residential should be rezoned to R-2 or R-3. Table 4 relates the various land use categories to consistent zones and should be included within the Oceanside Zoning Ordinance to define consistency and specify the zones consistent with the various land use categories of the General Plan.

REDEVELOPMENT

Redevelopment of the downtown area will present yet another opportunity to implement the Land Use Plan. The rehabilitation and improvements planned for this area will be coordinated with the adopted Land Use Plan and will conform to the overall intent of the Land Use Element.

IMPROVEMENT DISTRICTS

Another method for implementing the Land Use Plan is through the formation of Improvement Districts. Generally speaking, this

method accommodates the extension of City services to areas designated for development. This provides an orderly means of "pacing" development and regulating the use of the land.

SUBDIVISION ORDINANCE

The Subdivision Ordinance is an effective tool for implementation of the Land Use Plan in a localized situation. The City has the opportunity to review these developments, analyze them in relation to the General Plan, and coordinate them with the overall policies and objectives of the Land Use Program. The provisions of the Ordinance safeguard proper development procedures and maximize coordination with local governmental agencies.

REVIEW AND UPDATE

The Land Use Plan should be a flexible document, subject to periodic review and evaluation. Current information, major influences and dominant trends as they develop should be incorporated into the plan as appropriate. Therefore, procedures for review and update of the Land Use Plan should follow the format shown graphically on the flow chart presented below. Annual review of the Land Use Plan by the method will insure the vitality and pertinence of this document.

GENERAL PLAN

FLOW CHART

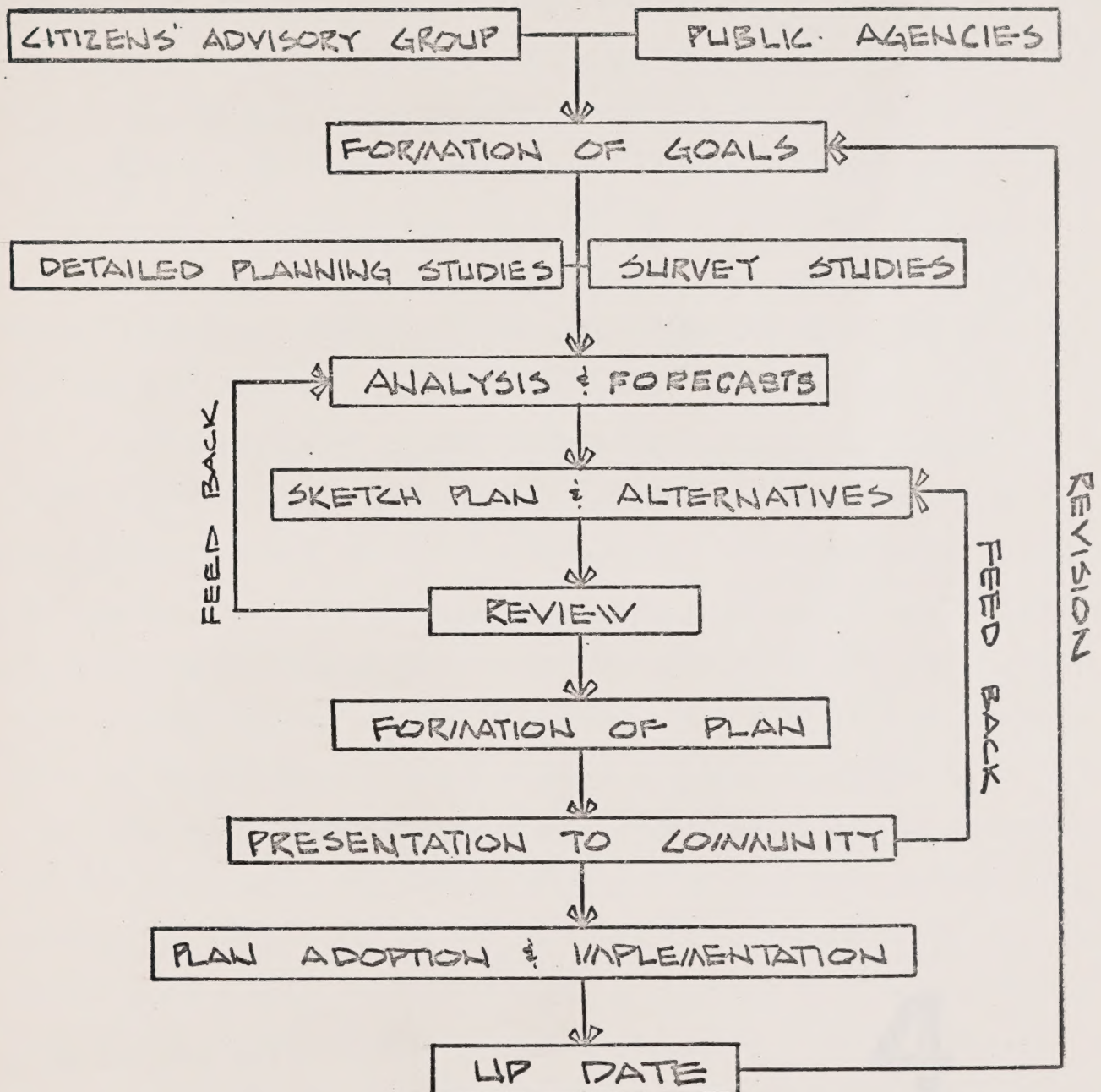


Table 5

Environmental Impact

The proposed plan is a Land Use Element covering the entire City of Oceanside and areas identified as being within the sphere of influence of the City of Oceanside. Within the past three months, two other Environmental Impact Reports have been prepared on land containing approximately 12,500 acres. This report will cover the remainder of the City and includes minor revisions to the two prior General Plan amendments. The minor revisions proposed at this time will not alter the validity of the two previous Environmental Impact Reports.

The objective of the Land Use Element is to provide a plan that will serve as a guide to ensure orderly growth and development within the City of Oceanside. The Element has attempted to provide a balance between residential, commercial and industrial uses and also recognizes the economic conditions that are rapidly influencing the development standards. While it is true that the City of Oceanside must share in part of the responsibility for the increase in assessed valuation due to past approvals of zoning and subdivisions maps, the desire to locate in this part of San Diego County has contributed to the pressure for development in Oceanside. Other North County cities are rapidly becoming more urbanized and are facing the same pressure for development.

The Land Use Element recognizes the existing environmental characteristics. In those areas which have been identified in the Environmental Resource Management and Public Safety Elements as

having homesite limitations or steep slopes, the Land Use Element recommends that these areas require cluster development in the hopes of limiting the amount of grading. Development within a floodplain is another area of environmental concern that is recognized in the Land Use Element. A major portion of the San Luis Rey Valley lies within a major floodplain area. The Land Use Element shows many types of residential and commercial uses within the floodplain on the assumption that the river will be channelized, thus eliminating the danger of severe flooding. A study is currently being conducted by the U. S. Army Corps of Engineers to redefine the 100-year floodplain which may have already been altered from its original location due to various developments already existing. The results of this study may perhaps require an amendment to this Land Use Element at a later date.

ENVIRONMENTAL SETTING

Oceanside as it relates to the rest of San Diego County can best be described as being a semi-urbanized area with some specialized agricultural areas. The topography consists of rolling hills and several deep natural canyons typical of coastal areas. The soil types are also typical of those found in coastal areas. Several other Environmental Impact Reports for projects located in virtually unurbanized areas of the City have been prepared. In these reports, no unique or rare environmental resources of significant importance to the region have been identified. It should again be pointed out that this report is general in nature

and further in-depth EIR's will undoubtedly be required in the future.

Generally, the western one-third of Oceanside is the most highly urbanized. Several projects within the eastern two-thirds of Oceanside have received approval for development or approval of a Master Plan. With the formation of the North Valley Sewer Improvement District, many of these projects will now be able to begin construction. The City is currently utilizing other elements of the General Plan including Circulation, Recreation, Housing, and Environmental Resource Management Elements to guide its decision-making process. Development has generally followed the guidelines as specified in the existing elements of the General Plan.

IMPACT OF THE PROPOSED ACTION

Impacts may be beneficial, adverse or problematical. Beneficial environmental impacts are those that directly or indirectly improve man's environment. Those events that directly or indirectly degrade man's environment are adverse. Problematical environmental impacts are events that lack a definite cause-and-effect relationship or lack a clearly defined impact. Quite commonly, an event can have both beneficial and adverse impacts. In assessing impacts of any proposed change to the existing environment, it is important to realize that some activities may have short-term impacts which are forgotten or diminished in importance over a long period of time. Other activities may have

less initial impact and yet produce significant long-range effects. The proposed General Plan can best be described as having more of a long-term effect since no immediate physical change will occur with the adoption of this plan. Following is an evaluation of the environmental impacts which may result from the proposed Land Use Element.

1. Impacts on Wildlife Systems - Designation on the Land Use Element of a specific land use will impact the ecosystems of resident and migratory life forms. However, the magnitude of this impact is difficult to assess. Even the clearing of native vegetation and replacement with a grove of avocados may disrupt the ecosystems of existing plants and animals to some extent.

2. Impact on Traffic - With the full implementation of the General Land Use Element, the Major Street Plan will be implemented simultaneously. Impact of the construction of Freeway 76 will add noise and air pollution to the environment. Construction of this freeway will mean a physical barrier between the north and south sections of the San Luis Rey Valley, especially if the freeway is elevated. Expenses can be anticipated in additional traffic control systems, police patrols and road maintenance.

Traffic improvement may be seen with the maturing of a mass transit system in the North County area. As the operation and expense of the private auto increases, new movement systems will evolve thus influencing land use patterns quite differently from the urban sprawl patterns well known to Southern California.

3. Noise Impact - Considerable increase in noise pollution will occur with the increase in the use of existing and new streets. Short-term noise impact will occur during construction of new dwelling units and commercial-industrial land uses.

4. Impacts on Utility Systems and Community Services - The construction of approximately 75,000 residential units and the development of approximately 1,700 acres of commercial and industrial land uses will increase the need for utilities and community services including systems for water, sewer, gas, electricity, telephone, solid waste disposal, police and fire protection.

5. Impact on Schools - There are five different school districts within the City of Oceanside. With the increase of 75,000 dwelling units, it is obvious that more schools will be needed. Several school districts are now imposing an assessment per dwelling unit to help in the cost of acquisition and building of new schools. It is anticipated that, by the time major implementation of this plan takes place, new legislation will guarantee school sites in new developments.

6. Economic Impact - With a proper balance between residential and commercial-industrial developments, the economic impact should be beneficial. However, if the current trend of a medium income "bedroom community" continues, the economic impact may be adverse. The existing trend of neighboring cities providing the employment and the City of Oceanside's providing the housing must be brought into an economic balance.

7. Population - Density Impact - The General Plan has identified four basic residential categories: very low, 0-3.5 dwelling units per acre; low, 0-7 dwelling units per acre; medium, 0-15 dwelling units per acre; and high, 15+ dwelling units per acre. It is unrealistic to expect the density range to reach the highest permitted density in each of the different residential categories.

With the availability of more land for residential uses, the population and density will rise accordingly. The increase in population will cause an increase in demand for City services such as Police and Fire protection, water and sewer services, and other governmental activities.

8. Water - As described in the previous section on Impacts on Utility Systems and Community Services, the proposed plan will increase the need for additional water systems. An updated Master Water Plan for the City of Oceanside has recently been completed. The City is also in the midst of constructing several major water projects as part of a bond issue passed by the citizens of Oceanside in 1970. These improvements will provide a part of the additional service required. Further improvements will be in accordance with the Master Water Plan.

9. Scenic Quality - As land is converted from nonurban use to urban uses, the scenic quality will be affected. Hopefully, the change will be beneficial. The Zoning Ordinance, which is the primary tool in implementing scenic quality, is designed to encourage aesthetically pleasing developments.

10. Public Services - As indicated earlier, the need to provide additional public services will be inevitable. With a proper balance between residential and commercial industrial development, the impact of providing the needed public services will be mitigated. Proper implementation of other general plan elements will also help ensure the orderly growth of public services without adverse impact.

ADVERSE EFFECTS THAT CANNOT BE AVOIDED

1. Increase in demand for City services - Perhaps the greatest adverse effect the proposed land use plan will have upon Oceanside will be the demand for additional City services. This is not meant to say that growth is adverse. If all growth of residential and commercial-industrial development was stalled, adverse effects could be considerably higher.

2. Increase in Pollutants - With the increase in population, pollutants from many sources will increase proportionately. The increase in pollution will take its toll on plants, animals, and humans that reside within the area.

3. Increased demand upon school districts - Assuming that commercial and industrial developments occur in the areas in which they are planned, the need for additional housing will adversely affect the already overburdened school districts. Planning must now be undertaken to provide means for additional schools which can adequately handle the population increase.

4. Aesthetically valuable areas - Oceanside is fortunate to have within its boundaries several aesthetically valuable areas

such as Morro Hills, Mission San Luis Rey and the Buena Vista Lagoon. The Guajome Regional Park has the potential of becoming an aesthetically valuable area. The proposed plan, if implemented in the fashion of recent years, provides for the preservation of these areas and will not cause any adverse effects upon the aesthetically valuable surroundings or human health. The continued use of agricultural, Scenic Park and Planned Commercial zones will help to preserve the aesthetic value of these and many other areas.

MITIGATION MEASURES

1. Grading - By requiring cluster development in areas that have been identified as having homesite limitations and severe slopes, the amount of earth movement should be reduced significantly. The utilization of Planned Developments in which open space is of prime concern is being encouraged by this Element.

2. Floodplains - Although this study has not been completed, it is anticipated that the study will produce findings that will minimize the danger of development within the floodplain. If it is found that channelization or other means of flood protection is not adequate to insure proper floodproofing, the City should take a strong position on eliminating future development within those areas.

3. Sewer and Water Facilities - By providing sewer and water services only to those areas where development is shown on the General Plan, the pressure for development will be reduced significantly. The design capacity of sewer trunk lines have been

calculated to control the number of units being served by any sewer district. It will be the responsibility of the City to approve projects that will not overload the sewer and water facilities.

4. Population - An excellent method to minimize the adverse effect of additional population is to provide more job opportunities which will reduce the importance of the residential construction as a prime source of revenue for the City. The plan has identified more area for industrial activities in hopes of creating a better balance between residential and industrial uses. A suggested way to implement the balance concept would be for the City to hire a public relations person to seek out quality industrial-commercial developments.

5. Traffic - With the full implementation of the Land Use Element, traffic circulation will be coordinated with the Major Street Plan. Minor revisions in the Major Street Plan may be necessary during the time implementation occurs.

ALTERNATIVES

The alternatives to the proposed land use map are limited. Showing lower density was considered; however, economic conditions would make development unfeasible. Commercial and industrial areas should not be reduced since a balanced concept could not be attained.

Another alternative would have been to not prepare a new plan and continue to use the Land Use Plan adopted in 1968, but the Plan would not have complied with recent State legislation (Assembly Bill 1301) and City zoning policies of the last five years.

IRREVERSIBLE ENVIRONMENTAL CHANGES

By itself, the Land Use Element and its recommended action will cause no irreversible environmental change. The assumption that the Land Use Element will eventually lead to development, however, would result in the following primary environmental changes:

1. Semi-permanent commitment of existing unused or vacant land to some form of urban development.
2. Physical alternation of the land to achieve the forms of urbanization as indicated by the Land Use Element.
3. Removal of portions of the existing biological cover to accommodate the development of land into the various land use categories.
4. Alteration of the human environment as a sequence of the development process.
5. Increased requirements for public services by future residents.
6. Additional automobile traffic.

Commitments of resources in the form of manpower, materials and energy used in the construction of future development will be irretrievable.

RELATIONSHIP BETWEEN SHORT-TERM USES AND LONG-TERM PRODUCTIVITY OF THE ENVIRONMENT

The proposed Land Use Element as it is implemented under the various land use categories will result in disruptive environmental effects; however, these will be temporary and largely mitigated as indicated in earlier discussions.

The long-term effect of the Land Use Element and subsequent development will be the gradual conversion of basically vacant land into various urbanized land uses. Together with this process the physical, biological and human environmental characteristics will be impacted as described in the Environmental Impact section.

The proposed land use categories committing these lands to long-term use will not detract from their long-term productivity.

The proposed Land Use Element is justified at this time because of the upgrading of essentially unused and vacant land and the benefits provided economically to the City by the revenues that will be eventually generated.

GROWTH-INDUCING IMPACT

The proposed Land Use Element will not directly be growth-inducing. Most of the recommended changes are a result of development which has been approved or completed or where necessitated by zoning patterns.

Much of the vacant land within the City has some type of agricultural zoning designation. As zone change requests and

development plans are submitted, the City will have to determine the impacts on surrounding land and the availability of needed services.

One of the primary purposes of a Land Use Element is to show schematically land use patterns for the long-range future. Obviously, areas shown as residential on the Land Use Map may not be ready for development for several years. Furthermore, the Land Use Element is constantly being reviewed and updated.

ENERGY CONSIDERATIONS

The implementation of this element will impact the use of energy resources. The Land Use Element provides for a holding capacity of 250,000 people. The amount of energy needed to provide homes and jobs will be considerable. As technology advances in the field of energy consumption, there should be less of a demand on the conventional fuel energy source. These new methods will be incorporated into the developments as they are proposed. Meanwhile, efforts should be put forward on a regional basis, encouraging and favoring those who participate in energy conservation practices.

Bibliography

Smith, J. W. 1958. *Environmental Pollution*. McGraw-Hill, New York, 1958.

Smith, J. W. 1960. *Environmental Pollution*. McGraw-Hill, New York, 1960.

Smith, J. W. 1962. *Environmental Pollution*. McGraw-Hill, New York, 1962.

Smith, J. W. 1964. *Environmental Pollution*. McGraw-Hill, New York, 1964.

Smith, J. W. 1966. *Environmental Pollution*. McGraw-Hill, New York, 1966.

Smith, J. W. 1968. *Environmental Pollution*. McGraw-Hill, New York, 1968.

Smith, J. W. 1970. *Environmental Pollution*. McGraw-Hill, New York, 1970.

Smith, J. W. 1972. *Environmental Pollution*. McGraw-Hill, New York, 1972.

Smith, J. W. 1974. *Environmental Pollution*. McGraw-Hill, New York, 1974.

Smith, J. W. 1976. *Environmental Pollution*. McGraw-Hill, New York, 1976.

Smith, J. W. 1978. *Environmental Pollution*. McGraw-Hill, New York, 1978.

Smith, J. W. 1980. *Environmental Pollution*. McGraw-Hill, New York, 1980.

Smith, J. W. 1982. *Environmental Pollution*. McGraw-Hill, New York, 1982.

Smith, J. W. 1984. *Environmental Pollution*. McGraw-Hill, New York, 1984.

Smith, J. W. 1986. *Environmental Pollution*. McGraw-Hill, New York, 1986.

BIBLIOGRAPHY

Bibliography

- California Council on Intergovernmental Relations, General Plan Guidelines, September, 1973.
- California, State of, Laws Related to Conservation and Planning, 1972.
- Chapin, F. Stuart, Jr., Urban Land Use Planning, 1970.
- Goodman, William I., Editor, Principles & Practices of Urban Planning, 1968.
- Oceanside City Planning Department, Circulation Element, May, 1968.
- Oceanside City Planning Department, Education and Recreation Facilities Element, November, 1974.
- Oceanside City Planning Department, Environmental Resource Management Element, preliminary.
- Oceanside City Planning Department, Land Use Element, May, 1974.
- Oceanside City Planning Department, Land Use Element, May, 1968.
- Oceanside City Planning Department, Noise Element, September, 1974.
- Oceanside City Planning Department, Open Space Element, December, 1973.
- Oceanside City Planning Department, Population and Housing Element, February, 1968.
- Oceanside City Planning Department, Public Safety Element, July, 1975.
- Oceanside City Planning Department, Scenic Highways Element, January, 1975.
- Urban Land Institute, Shopping Center Zoning, 1973.

C123320062

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

